Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 MCADAM COURT SWAN HILL VIC 3585

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$427,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,125	Property type	House	Suburb	Swan Hill
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
64 MURLONG STREET SWAN HILL VIC 3585	$445,000	22-Dec-25
9 GRAY STREET SWAN HILL VIC 3585	$415,000	24-Jan-26
145 STRADBROKE AVENUE SWAN HILL VIC 3585	$412,500	09-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 April 2026

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64 MURLONG STREET SWAN HILL VIC 3585

3 1 4

Sold Price **$445,000** Sold Date **22-Dec-25**

Distance **0.45km**

9 GRAY STREET SWAN HILL VIC 3585

3 1 2

Sold Price **$415,000** Sold Date **24-Jan-26**

Distance **1.97km**

145 STRADBROKE AVENUE SWAN HILL VIC 3585

3 1 -

Sold Price **$412,500** Sold Date **09-Feb-26**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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