

# 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  
145 Stradbroke Avenue, Swan Hill, Vic 3585

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$420,000

### Median sale price

Median price \$495,000 Property type House Suburb Swan Hill

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

### 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 eighteen 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
50 Pye Street, Swan Hill, VIC 3585	\$425,000	06/08/2024
120 Murlong Street, Swan Hill, VIC 3585	\$417,000	22/08/2024
2 Standen Street, Swan Hill, VIC 3585	\$420,000	17/12/2025

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 eighteen months.

This Statement of Information was prepared on: 14/01/2026