

# 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

12 Nowie Street, 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 \$625,000

### 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 |
|-----------------------------------------|-----------|--------------|
| 8 Cleeland Dr, Swan Hill, VIC 3585      | \$610,000 | 05/02/2025   |
| 35 Poole Boulevard, Swan Hill, VIC 3585 | \$610,000 | 21/01/2025   |
| 66 McCrae St, Swan Hill, VIC 3585       | \$600,000 | 05/02/2025   |

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