

# 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 69 Murlong 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 \$425,000

### Median sale price

Median price \$545,000 Property type *House* Suburb Swan Hill

Period - From 01/02/2026 to 30/04/2026 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
78 Gray Street, Swan Hill, VIC 3585	\$460,000	05/12/2025
78 Stradbroke Avenue, Swan Hill, VIC 3585	\$422,000	01/04/2026
32 Donnington Street, Swan Hill, VIC 3585	\$406,000	26/11/2024

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: 06/05/2026