

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 or locality and postcode

| |
|-------------------------------------------------|
| 1049 PENTAL ISLAND ROAD, PENTAL ISLAND VIC 3586 |
|-------------------------------------------------|

Indicative selling price

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

Single price \$1,625,000 or range between \$* & \$

Median sale price

Median price \$649,000 Property type 4 Bedroom House Suburb Swan Hill VIC 3585

Period - From 01/03/2025 to 28/02/2026 Source realestate.com.au

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

| Address of comparable property | Price | Date of sale |
|------------------------------------------------|-------------|--------------|
| 597 TYNTYNDER CENTRAL ROAD, TYNTYNDER VIC 3586 | \$1,550,000 | 16/09/2025 |
| 2 | \$ | |
| 3 | \$ | |

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: 11/03/2026