

## 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

531 CREAMERY ROAD, TYNTYNDER SOUTH VIC 3586

### Indicative selling price

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

Single price

\$1,400,000

or range between

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&

\$

### Median sale price

Median price

\$640,000

Property type

4 Bedroom House

Suburb

Swan Hill VIC 3585

Period - From

01/02/2025

to

31/01/2026

Source

realestate.com.au

### 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

597 Tyntynder Central Road, Tyntynder VIC 3586	\$1,550,000	16/09/2025
173 Chillingollah Road, Tyntynder South VIC 3586	\$1,295,000	20/10/2025
62 River Road, Swan Hill VIC 3585	\$1,306,500	28/02/2025

This Statement of Information was prepared on: 02/02/2026