

# 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

1 BLAKE COURT, 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) (\*Delete single price or range as applicable)

Single price \$1,035,000

or range between \$\*

&

\$

### Median sale price

Median price \$615,000

Property type 4 Bedroom House

Suburb Swan Hill VIC 3585

Period - From 01/01/2025

to

31/12/2025

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

Address of comparable property	Price	Date of sale
6 Rankin Street, Swan Hill VIC 3585	\$1,200,000	02/10/2025
318 Beveridge Street, Swan Hill VIC 3585	\$975,000	17/06/2025
19 Nalder Drive, Swan Hill VIC 3585	\$960,000	12/12/2025

This Statement of Information was prepared on: 21/01/2026