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	37 BOREE DRIVE, SWAN HILL VIC 3585

Indicative selling price

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

Single price $675,000 or range between $* & $

Median sale price

Median price $602,500 Property type *4 Bedroom House* Suburb SWAN HILL VIC 3585

Period - From 01/11/2024 to 31/10/2025 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
21 Dumosa Drive, Swan Hill VIC 3585	$685,000	08/09/2025
1 Tea Tree Drive, Swan Hill VIC 3585	$650,000	19/08/2025
4 Moonah Court, Swan Hill VIC 3585	$655,000	07/05/2025

This Statement of Information was prepared on: 25/11/2025