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	3 WILKINS GROVE, 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	$649,000	or range between	$*	&	$

Median sale price

Median price	$599,500	Property type	4 Bedroom House	Suburb	SWAN HILL VIC 3585
Period - From	01/12/2024	to	30/11/2025	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
16 Poole Boulevard, Swan Hill VIC 3585	$675,000	09/04/2025
14 Naretha Street, Swan Hill VIC 3585	$675,000	25/02/2025
35 Poole Boulevard, Swan Hill VIC 3585	$610,000	24/01/2025

This Statement of Information was prepared on: 09/12/2025