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	21 BUTTERWORTH STREET, 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	or range between		&	
$398,000	$*		$	

Median sale price

Median price	Property type	Suburb
$362,000	2 Bedroom House	Swan Hill VIC 3585

Period - From	to	Source
01/06/2025	31/05/2026	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
29 Donnington Street, Swan Hill VIC 3585	$440,000	04/06/2026
7 Hawdon Court, Swan Hill VIC 3585	$395,000	25/05/2026
58 Murlong Street, Swan Hill VIC 3585	$400,000	27/02/2026

This Statement of Information was prepared on: 15/06/2026