Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	43 McSwain Road Echuca, 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$780,000 & $830,000

Median sale price

Median price	$767,500	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Jul-2025	to	30-Jun-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	10 Yeovil Court, Echuca VIC 3564	$780,000	18-Jun-2025
2	44 McSwain Road, Echuca VIC 3564	$795,000	25-Nov-2025
3	1 Westin Place, Echuca VIC 3564	$860,000	14-Sep-2025

This statement of information was prepared on 09-Jul-2026 at 11:48:15 AM AEST