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	9 WILSON 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	$650,000	or range between	$*	&	$

Median sale price

Median price	$534,000	Property type	HOUSE	Suburb	SWAN HILL, VIC 3585
Period - From	01/09/2025	to	31/08/2026	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
19 WILSON STREET, SWAN HILL VIC 3585	$650,000	18/01/2026
18 EVERINGHAM STREET, SWAN HILL VIC 3585	$635,000	12/08/2026
183 McCALLUM STREET, SWAN HILL VIC 3585	$690,000	21/04/2026

This Statement of Information was prepared on: 07/09/2026