

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

136 GRAY 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 \$495,000 or range between \$* & \$

Median sale price

Median price \$495,000 Property type House Suburb SWAN HILL VIC 3585

Period - From 01/02/2025 to 31/01/2026 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
158 Murlong Street, Swan Hill VIC 3585	\$480,000	04/02/2026
34 Butterworth Street, Swan Hill VIC 3585	\$495,000	06/01/2026
32 Lock Drive, Swan Hill VIC 3585	\$492,000	06/11/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11/02/2026