

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 and
postcode

78 Stradbroke Avenue, Swan Hill, Vic 3585

Indicative selling price

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

Single price \$375,000

Median sale price

Median price

\$485,000

Property type

House

Suburb

Swan Hill

Period - From

01/03/2025

to

28/02/2026

Source



PropTrack

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 eighteen 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
79 Thurla Street, Swan Hill, VIC 3585	\$398,500	14/01/2026
78 Thurla Street, Swan Hill, VIC 3585	\$370,000	01/07/2025
134 Stradbroke Avenue, Swan Hill, VIC 3585	\$385,000	17/10/2025

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 eighteen months.

This Statement of Information was prepared on: 04/03/2026