

A full-page advertisement for Ray White. The background is a photograph of a family—a woman, a man, and a young child—standing in a bright, modern hallway. The woman is on the left, wearing a black blazer and a yellow and white chevron scarf. The man is in the center, holding the child, wearing a dark blue V-neck sweater and grey trousers. They are all looking at a Ray White brochure held by the man. To the right, a real estate agent in a dark suit and patterned shirt is smiling and holding a tablet. In the top right corner, there is a yellow rectangle with the Ray White logo. In the bottom left corner, there is text providing contact information for a Ray White agent in Swan Hill.

RayWhite.

Statement of information

6 OLD STREET, SWAN HILL, VIC 3585

PREPARED BY TRACEY SMITH, RAY WHITE SWAN HILL

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6 OLD STREET, SWAN HILL, VIC 3585

Indicative selling price

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

Single Price:

\$345,000

Median sale price

Median price

\$500,000

Property type

House

Suburb

SWAN HILL

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

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:

26/08/2026