

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

28 DOUGLAS AVENUE 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Swan Hill

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

20 DOUGLAS AVENUE SWAN HILL VIC 3585	\$596,500	04-Jun-26
65 RUTHERFORD STREET SWAN HILL VIC 3585	\$538,000	24-Sep-25
10 TOBRUK STREET SWAN HILL VIC 3585	\$589,000	28-Jan-26

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.~~

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Graeme Hayes
P (03) 5450 3792
M 0411 338 649
E graeme@ghrealestate.com.au



20 DOUGLAS AVENUE SWAN HILL VIC 3585

Sold Price

RS

\$596,500

Sold Date

04-Jun-26

 5

 1

 4

Distance

0.09km



65 RUTHERFORD STREET SWAN HILL VIC 3585

Sold Price

\$538,000

Sold Date

24-Sep-25

 3

 2

 1

Distance

0.84km



10 TOBRUK STREET SWAN HILL VIC 3585

Sold Price

\$589,000

Sold Date

28-Jan-26

 3

 2

 1

Distance

2.54km



43 RUTHERFORD STREET SWAN HILL VIC 3585

Sold Price

\$530,000

Sold Date

18-Sep-25

 3

 2

 2

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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