

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

42 Dunkirk Avenue Shepparton 3630

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$456,500

Property type

House

Suburb

Shepparton

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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
38 NUMURKAH ROAD SHEPPARTON VIC 3630	\$300,000	24-Aug-23
267-273 MAUDE STREET SHEPPARTON VIC 3630	\$348,500	08-Dec-23
93 ARCHER STREET SHEPPARTON VIC 3630	\$430,000	30-Aug-24

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: 05 March 2025