

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

165 BALACLAVA ROAD SHEPPARTON VIC 3630

Indicative selling price

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

Single Price

or range
between

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Other

Suburb

Shepparton

Period-from

01 May 2024

to

30 Apr 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

13 DUNROBIN STREET SHEPPARTON VIC 3630	\$557,500	15-Mar-25
13 ANNERLEY AVENUE SHEPPARTON VIC 3630	\$550,000	11-Jan-25
76 GRAHAM STREET SHEPPARTON VIC 3630	\$585,000	18-Dec-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: 22 May 2025

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**13 DUNROBIN STREET
SHEPPARTON VIC 3630**

3 2 1

Sold Price

\$557,500

Sold Date

15-Mar-25

Distance

0.26km



**13 ANNERLEY AVENUE
SHEPPARTON VIC 3630**

4 2 2

Sold Price

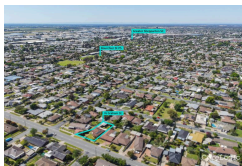
\$550,000

Sold Date

11-Jan-25

Distance

0.4km



**76 GRAHAM STREET SHEPPARTON
VIC 3630**

3 2 4

Sold Price

\$585,000

Sold Date

18-Dec-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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