

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

3/1 SUTHERLAND AVENUE 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,250

Property type

Unit

Suburb

Shepparton

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/22-24 BOWE STREET SHEPPARTON VIC 3630	\$282,000	19-Feb-25
1 LANGI STREET SHEPPARTON VIC 3630	\$310,000	23-Apr-25
7/25 MIDDLETON STREET SHEPPARTON VIC 3630	\$315,000	01-May-25

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: 04 September 2025

Hollie Wood
P 0455588386
M 0455588386
E hollie@sheppartonrealestate.com.au



**1/22-24 BOWE STREET
SHEPPARTON VIC 3630**

 2  1  1

Sold Price **\$282,000** Sold Date **19-Feb-25**

Distance **0.57km**



**1 LANGI STREET SHEPPARTON VIC
3630**

 2  1  1

Sold Price **\$310,000** Sold Date **23-Apr-25**

Distance **0.96km**



**7/25 MIDDLETON STREET
SHEPPARTON VIC 3630**

 2  1  1

Sold Price **\$315,000** Sold Date **01-May-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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