

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 Sheppard Drive, Scoresby Vic 3179

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$975,000

Property Type House

Suburb Scoresby

Period - From 01/04/2024

to 31/03/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	56 Rosehill St SCORESBY 3179	\$865,000	01/05/2025
2	36 Grayson Dr SCORESBY 3179	\$861,500	01/02/2025
3	13 Borg Cr SCORESBY 3179	\$850,000	15/01/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/06/2025 12:45

32 Sheppard Drive, Scoresby Vic 3179

woodards 

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending March 2025: \$975,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 731 sqm approx

Agent Comments

## Comparable Properties



**56 Rosehill St SCORESBY 3179 (REI/VG)**

Agent Comments



**Price:** \$865,000

**Method:** Sold Before Auction

**Date:** 01/05/2025

**Property Type:** House

**Land Size:** 721 sqm approx



**36 Grayson Dr SCORESBY 3179 (REI/VG)**

Agent Comments



**Price:** \$861,500

**Method:** Auction Sale

**Date:** 01/02/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**13 Borg Cr SCORESBY 3179 (VG)**

Agent Comments



**Price:** \$850,000

**Method:** Sale

**Date:** 15/01/2025

**Property Type:** House (Res)

**Land Size:** 729 sqm approx

Account - Woodards | P: 0390563899



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