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 36 Canterbury Avenue, Shepparton, Vic 3630	
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Indicative selling price

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$865,000	&	\$950,000

Median sale price

Median price		\$475,000	Property type	House	Suburb	Shepparton
Period - From	01/10/2024	to	30/09/2025	Source Prop	Track	

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 eighteen 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
17 Hovell Crescent, Shepparton, VIC 3630	\$906,000	17/06/2025
106 Orr Street, Shepparton, VIC 3630	\$900,000	02/05/2025
4 Hereford Drive, Shepparton, VIC 3630	\$875,000	04/03/2025

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 eighteen months.

This Statement of Information was prepared on:	22/10/2025

