

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 or
locality and postcode

4/507 Wyndham Street, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

448,000

~~or range between~~

\$

&

\$

Median sale price

Median price

\$500,000

Property type

All

Suburb

Shepparton

Period - From

April 2025

to

March 2026

Source

Realestate.com.au

Comparable property sales

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

1/507 Wyndham Street, Shepparton	\$ 455,000	24/01/2025
2/507 Wyndham Street, Shepparton	\$ 450,000	29/01/2026
95 Nixon Street, Shepparton	\$ 450,000	11/11/2025

This Statement of Information was prepared on: 23/04/2026