

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	42 King Richard Drive, Shepparton VIC 3630
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Indicative selling price

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

Price Range	\$849,000 to \$870,000
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Median sale price

Median price	Period	Property type	Suburb	Source
\$523,750	Last 12 months	House	Shepparton	realestate.com.au / PropTrack suburb profile references checked 15/06/2026.

Comparable property sales

Address of comparable property	Price	Date of sale
39 Merino Drive, Shepparton VIC 3630	\$860,000	16/01/2026
36 Canterbury Avenue, Shepparton VIC 3630	\$840,000	21/05/2026
16 Haileybury Street, Shepparton VIC 3630	\$860,000	18/12/2025

This Statement of Information was prepared on:	15/06/2026
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consumer.vic.gov.au/

Median figure uses current public Shepparton house median references (realestate.com.au / PropTrack) checked 15/06/2026. The comparable sales shown are recent sales the agent considers most comparable to the property.