

# STATEMENT OF INFORMATION

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54 BATMAN AVENUE, SHEPPARTON VIC 3630

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PRICE RANGE

\$665,000 to \$700,000

4  
BEDS

2  
BATHS

2  
CARS

PROPERTY OFFERED FOR SALE

54 BATMAN AVENUE, SHEPPARTON VIC 3630

4  
BEDS

2  
BATHS

2  
CARS

INDICATIVE SELLING PRICE

\$665,000 to \$700,000

Price Range consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$558,500

SHEPPARTON / House  
January to March 2026

COMPARABLE PROPERTIES

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.

A

7 MADEIRA STREET, SHEPPARTON VIC 3630

Sale Date: 27/05/2026 Distance: within 5km

\$699,000

4  
BEDS

2  
BATHS

2  
CARS

B

52 FORDYCE STREET, SHEPPARTON VIC 3630

Sale Date: 26/05/2026 Distance: within 5km

\$650,000

4  
BEDS

2  
BATHS

3  
CARS

C

2 DA VINCI DRIVE, SHEPPARTON VIC 3630

Sale Date: 25/05/2026 Distance: within 5km

\$650,000

4  
BEDS

2  
BATHS

2  
CARS

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

## Property offered for sale

Address                      **54 BATMAN AVENUE, SHEPPARTON VIC 3630**

## Indicative selling price

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

**Price Range:**                **\$665,000 to \$700,000**

## Median sale price

|              |                              |               |                                                    |        |                   |
|--------------|------------------------------|---------------|----------------------------------------------------|--------|-------------------|
| Median price | <b>\$558,500</b>             | Property type | <b>House</b>                                       | Suburb | <b>SHEPPARTON</b> |
| Period       | <b>January to March 2026</b> | Source        | <b>PRD Shepparton, 1st Half 2026 Market Update</b> |        |                   |

## 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 |
|----------------------------------------|-----------|--------------|
| 7 MADEIRA STREET, SHEPPARTON VIC 3630  | \$699,000 | 27/05/2026   |
| 52 FORDYCE STREET, SHEPPARTON VIC 3630 | \$650,000 | 26/05/2026   |
| 2 DA VINCI DRIVE, SHEPPARTON VIC 3630  | \$650,000 | 25/05/2026   |

This Statement of Information was prepared on: 18/07/2026