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

7 ALAN STREET SHEPPARTON VIC 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$650,000	&	\$700,000
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$470,000	Prop	erty type House		Suburb	Shepparton	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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 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	
60 ORCHARD CIRCUIT SHEPPARTON VIC 3630	\$670,000	25-Mar-25	
68 ORCHARD CIRCUIT SHEPPARTON VIC 3630	\$670,000	26-Mar-25	
21 DUNSTAN COURT SHEPPARTON VIC 3630	\$690,000	07-Jan-25	

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 18 months.

This Statement of Information was prepared on: 27 October 2025





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60 ORCHARD CIRCUIT SHEPPARTON VIC 3630

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Sold Price

\$670,000 Sold Date 25-Mar-25

Distance 0.43km

68 ORCHARD CIRCUIT SHEPPARTON VIC 3630

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Sold Price

Sold Date 26-Mar-25

Distance 0.44km



21 DUNSTAN COURT SHEPPARTON Sold Price VIC 3630

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\$690,000 Sold Date **07-Jan-25**

Distance 0.54km

RS = Recent sale

UN = Undisclosed Sale

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