

A photograph of a bright yellow bicycle leaning against a white picket fence. The bicycle has a wicker basket on the handlebars filled with pink flowers and a red saddle. The background is slightly blurred, showing a house and trees.

RayWhite.

**Statement
of
information**

7 HERMITAGE STREET, SHEPPARTON, VIC 3630

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HERMITAGE STREET, SHEPPARTON,

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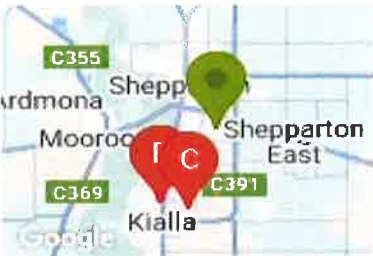
Indicative Selling Price

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

Price Range: \$890,000 to \$935,000

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$480,000

01 October 2024 to 30 September 2025

Provided by: 

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 agents representative considers to be most comparable to the property for sale.



10 LORIKEET ST, KIALLA, VIC 3631

 4  2  2

Sale Price

\$840,000

Sale Date: 18/09/2024

Distance from Property: 5.2km 



12 LORIKEET ST, KIALLA, VIC 3631

 4  2  2

Sale Price

\$845,000

Sale Date: 12/09/2024

Distance from Property: 5.2km 



40 BURRUMBEET CRES, KIALLA, VIC 3631

 4  3  2

Sale Price

***\$860,000**

Sale Date: 17/10/2025

Distance from Property: 4.9km 

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

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 estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information 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.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 HERMITAGE STREET, SHEPPARTON, VIC 3630

Indicative selling price

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

Price Range:

\$890,000 to \$935,000

Median sale price

Median price

\$480,000

Property type

Vacant Land

Suburb

SHEPPARTON

Period

01 October 2024 to 30 September 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 LORIKEET ST, KIALLA, VIC 3631	\$840,000	18/09/2024
12 LORIKEET ST, KIALLA, VIC 3631	\$845,000	12/09/2024
40 BURRUMBEET CRES, KIALLA, VIC 3631	*\$860,000	17/10/2025

This Statement of Information was prepared on:

11/11/2025