

STATEMENT OF INFORMATION

80 PRENTICE ROAD, ORRVALE VIC 3631

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PRICE RANGE

\$699,000 - \$725,000

5
BEDS

1
BATHS

10
CARS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Prepared 12/08/2026

PROPERTY OFFERED FOR SALE

80 PRENTICE ROAD, ORRVALE VIC 3631

INDICATIVE SELLING PRICE	MEDIAN SALE PRICE
\$699,000 - \$725,000 Price Range	\$750,000 ORRVALE / House 01 January 2025 to 31 December 2025

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.

56 HOOPERS ROAD, KIALLA VIC 3631 Sale Date: 21/03/2025 Distance: 3.8km	4 BEDS	2 BATHS	4 CARS	\$690,000
10 SWAINSTON ROAD, SHEPPARTON EAST VIC 3631 Sale Date: 27/11/2025 Distance: 3.2km	3 BEDS	2 BATHS	2 CARS	\$826,000
7 WELLINGTON COURT, KIALLA VIC 3631 Sale Date: 08/09/2025 Distance: 4.6km	4 BEDS	2 BATHS	2 CARS	\$965,000

This report has been compiled on 12/08/2026 by Area Specialist Shepparton. Dynamic AgentSetup SOI template.
Property data must be verified against the selected evidence source before public use.

Statement of Information

Single residential property located outside the Melbourne metropolitan area
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 80 PRENTICE ROAD, ORRVALE VIC 3631

Indicative selling price

Price Range: \$699,000 - \$725,000

Median sale price

Median price	\$750,000	Property type	House
Suburb	ORRVALE	Period	01 January 2025 to 31 December 2025
Source	PriceFinder		

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
56 HOOPERS ROAD, KIALLA VIC 3631	\$690,000	21/03/2025
10 SWAINSTON ROAD, SHEPPARTON EAST VIC 3631	\$826,000	27/11/2025
7 WELLINGTON COURT, KIALLA VIC 3631	\$965,000	08/09/2025

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