

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

85 MALCOLM CRESCENT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Shepparton

Period-from

01 Oct 2024

to

30 Sep 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

157 BALACLAVA ROAD SHEPPARTON VIC 3630	\$398,750	25-Feb-25
46 WINSTON STREET SHEPPARTON VIC 3630	\$405,000	30-Jul-25
1 FURZE AVENUE SHEPPARTON VIC 3630	\$415,000	06-Aug-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: 08 October 2025

Hollie Wood
P 0455588386
M 0455588386
E hollie@sheppartonrealestate.com.au



**157 BALACLAVA ROAD
SHEPPARTON VIC 3630**

 3  1  3

Sold Price **\$398,750** Sold Date **25-Feb-25**

Distance **0.97km**



**46 WINSTON STREET
SHEPPARTON VIC 3630**

 3  1  2

Sold Price **\$405,000** Sold Date **30-Jul-25**

Distance **0.91km**



**1 FURZE AVENUE SHEPPARTON
VIC 3630**

 3  1  1

Sold Price **\$415,000** Sold Date **06-Aug-25**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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