

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

9 COUGAR PLACE 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,700

Property type

House

Suburb

Shepparton

Period-from

01 May 2025

to

30 Apr 2026

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

73 PINE ROAD SHEPPARTON VIC 3630	\$790,000	30-Jul-25
22 HARRIER STREET SHEPPARTON VIC 3630	\$780,000	26-Feb-26
5 VERMONT STREET SHEPPARTON VIC 3630	\$780,000	29-Apr-26

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.~~

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73 PINE ROAD SHEPPARTON VIC 3630

Sold Price

\$790,000

Sold Date

30-Jul-25

 4  2  2

Distance

0.14km



22 HARRIER STREET SHEPPARTON VIC 3630

Sold Price

\$780,000

Sold Date

26-Feb-26

 4  2  2

Distance

0.5km



5 VERMONT STREET SHEPPARTON VIC 3630

Sold Price

^{RS} **\$780,000**

Sold Date

29-Apr-26

 4  2  3

Distance

3.78km

RS = Recent sale

UN = Undisclosed Sale

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