

STATEMENT OF INFORMATION

48 APPLETREE CRESCENT, SHEPPARTON VIC 3630

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SINGLE PRICE

\$639,990

4
BEDS

2
BATHS

2
CARS

PROPERTY OFFERED FOR SALE

48 APPLETREE CRESCENT, SHEPPARTON VIC 3630

4
BEDS

2
BATHS

2
CARS

INDICATIVE SELLING PRICE

\$639,990

Single Price consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$590,000

SHEPPARTON / House
12 months to June 2026

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.

A

44 GLENLYON AVENUE, SHEPPARTON VIC 3630

Sale Date: 10/06/2026 Distance: 3.6km

\$670,000

4
BEDS

2
BATHS

2
CARS

B

3 SHEOAK COURT, SHEPPARTON VIC 3630

Sale Date: 10/07/2026 Distance: 4.4km

\$690,000

4
BEDS

2
BATHS

2
CARS

C

32 TRUDGEN STREET, SHEPPARTON VIC 3630

Sale Date: 18/08/2026 Distance: 4.8km

\$690,000

4
BEDS

2
BATHS

2
CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: 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 indicative selling price 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.

Property offered for sale

Address **48 APPLETREE CRESCENT, SHEPPARTON VIC 3630**

Indicative selling price

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

Single Price: \$639,990

Median sale price

Median price	\$590,000	Property type	House	Suburb	SHEPPARTON
Period	12 months to June 2026	Source	REIV Market Insights		

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
44 GLENLYON AVENUE, SHEPPARTON VIC 3630	\$670,000	10/06/2026
3 SHEOAK COURT, SHEPPARTON VIC 3630	\$690,000	10/07/2026
32 TRUDGEN STREET, SHEPPARTON VIC 3630	\$690,000	18/08/2026

This Statement of Information was prepared on: 24/09/2026