# PROPERTY
# PRICE STATEMENT

## 32 HALPIN CRESCENT, SHEPPARTON VIC 3630

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PRICE RANGE

**$400,000 to $419,000**

| 3 | 1 | 1 |
|---|---|---|
| BEDS | BATHS | CARS |

# PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980
Prepared 19/10/2026

PROPERTY OFFERED FOR SALE

## 32 HALPIN CRESCENT, SHEPPARTON VIC 3630

3 BEDS | 1 BATHS | 1 CARS

INDICATIVE SELLING PRICE

## $400,000 to $419,000

Price Range consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

## $542,500

SHEPPARTON / House
1/10/2025 to 30/09/2026

## 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**

**12 LEVIS STREET, SHEPPARTON VIC 3630**

Sale Date: 11/02/2026 Distance: 0.33 km

**$475,000**

3 BEDS | 1 BATHS | 2 CARS

**B**

**87 MALCOLM CRESCENT, SHEPPARTON VIC 3630**

Sale Date: 19/02/2026 Distance: 0.14 km

**$435,000**

3 BEDS | 1 BATHS | 1 CARS

**C**

**60 MALCOLM CRESCENT, SHEPPARTON VIC 3630**

Sale Date: 05/03/2026 Distance: 0.18 km

**$380,000**

3 BEDS | 1 BATHS | 2 CARS

This report has been compiled on 19/10/2026 by Area Specialist Shepparton.
Single residential property outside the Melbourne metropolitan area.

Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

**Date prepared** 19/10/2026

## Property offered for sale

Address
Including suburb and postcode: 32 Halpin Crescent, Shepparton VIC 3630

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 3 | 1 | 1 | N/A | 696 |

## Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $ N/A

or

Range between: $ 400,000 & $ 419,000

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

## Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $ 542,500 Property type: House Suburb: Shepparton

Period: from 01/10/2025 to 30/09/2026 Source: realestate.com.au / PropTrack

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

**Comparable property 1**

| Address | Sale price | Date of sale |
|---|---|---|
| 12 Levis Street, Shepparton VIC 3630 | $ 475,000 | 11/02/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 3 | 1 | 2 | N/A | 603 |

**Comparable property 2**

| Address | Sale price | Date of sale |
|---|---|---|
| 87 Malcolm Crescent, Shepparton VIC 3630 | $ 435,000 | 19/02/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 3 | 1 | 1 | N/A | 744 |

**Comparable property 3**

| Address | Sale price | Date of sale |
|---|---|---|
| 60 Malcolm Crescent, Shepparton VIC 3630 | $ 380,000 | 05/03/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| House | 3 | 1 | 2 | N/A | 685 |

## Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

| |
|---|
| N/A |

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

| | |
|---|---|
| Sale price | N/A |
| Unconditional sale date | N/A |