

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

3 ELIZABETH COURT 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

\$885,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Shepparton

Period-from

01 Aug 2024

to

31 Jul 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

17 HOVELL CRESCENT SHEPPARTON VIC 3630	\$906,000	17-Jun-25
5 KINGFISHER DRIVE SHEPPARTON VIC 3630	\$905,000	19-Jan-25
11 KOOKABURRA DRIVE KIALLA VIC 3631	\$905,000	28-May-24

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: 07 August 2025


**17 HOVELL CRESCENT
SHEPPARTON VIC 3630**
 4  2  2

Sold Price **\$906,000** Sold Date **17-Jun-25**

Distance **3.26km**

**5 KINGFISHER DRIVE
SHEPPARTON VIC 3630**
 4  2  3

Sold Price **\$905,000** Sold Date **19-Jan-25**

Distance **4.83km**

**11 KOOKABURRA DRIVE KIALLA
VIC 3631**
 4  2  2

Sold Price Sold Date **28-May-24**

Distance **7.84km**
RS = Recent sale

UN = Undisclosed Sale

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