

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 or
locality and postcode

80 Orchard Circuit, Shepparton 3630

Indicative selling price

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

Single price \$685,000

or range between \$

&

\$

Median sale price

Median price \$540,000

Property type all

Suburb Shepparton

Period - From August 2025

to

July 2025

Source

www.realestate.com.au

Comparable property sales

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
21 Dunstan Court, Shepparton 3630	\$690,000	17 Jan 2025
68 Orchard circuit, Shepparton 3630	\$670,000	6 March 2025
5 Handley Court, Shepparton 3630	\$670,000	21 April 2026

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: 06/08/2025