

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

4 EDINBURGH 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Shepparton

Period-from

01 Jul 2024

to

30 Jun 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

22 BOYD AVENUE SHEPPARTON VIC 3630	\$605,000	20-Mar-25
4 HEYSEN AVENUE SHEPPARTON VIC 3630	\$615,000	17-Jun-25
86 SETTLERS DRIVE KIALLA VIC 3631	\$620,000	06-Nov-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: 28 July 2025


**22 BOYD AVENUE SHEPPARTON
VIC 3630**

Sold Price

\$605,000

Sold Date

20-Mar-25

3

2

2

Distance

1.06km

**4 HEYSEN AVENUE SHEPPARTON
VIC 3630**

Sold Price

^{RS} **\$615,000**

Sold Date

17-Jun-25

3

2

2

Distance

1.12km

**86 SETTLERS DRIVE KIALLA VIC
3631**

Sold Price

\$620,000

Sold Date

06-Nov-24

3

2

2

Distance

3.36km
RS = Recent sale

UN = Undisclosed Sale

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