

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Sheppard Drive, Scoresby Vic 3179

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$975,000

Property Type House

Suburb Scoresby

Period - From 01/04/2024

to

31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	56 Rosehill St SCORESBY 3179	\$865,000	01/05/2025
2	36 Grayson Dr SCORESBY 3179	\$861,500	01/02/2025
3	13 Borg Cr SCORESBY 3179	\$850,000	15/01/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/06/2025 12:45

32 Sheppard Drive, Scoresby Vic 3179

woodards 

Tony Smith

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending March 2025: \$975,000



Property Type: House (Previously Occupied - Detached)

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



56 Rosehill St SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$865,000

Method: Sold Before Auction

Date: 01/05/2025

Property Type: House

Land Size: 721 sqm approx



36 Grayson Dr SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$861,500

Method: Auction Sale

Date: 01/02/2025

Property Type: House (Res)

Land Size: 725 sqm approx



13 Borg Cr SCORESBY 3179 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 15/01/2025

Property Type: House (Res)

Land Size: 729 sqm approx

Account - Woodards | P: 0390563899



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