



PROPERTY PRICE STATEMENT

16 ISABELLA STREET, SHEPPARTON, VIC 3630

PREPARED BY GAVY KHANGURA, TOPNOTCH REAL ESTATE, PHONE: 0412062851

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



16 ISABELLA STREET, SHEPPARTON, VIC  -  -  -

Indicative Selling Price

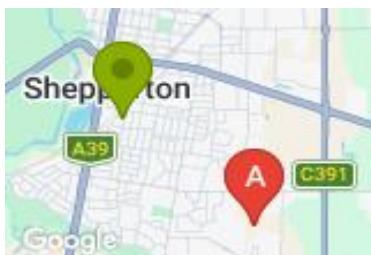
For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$230,000 to \$253,000

Provided by: Gavy Khangura, TopNotch Real Estate

MEDIAN SALE PRICE

Seller's Reserve Price: **N/A**



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (Vacant Land)

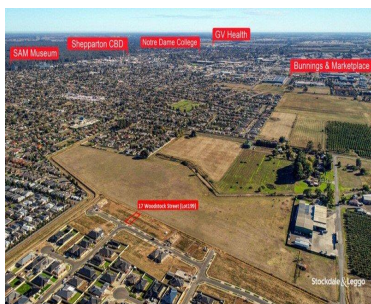
\$275,000

01 October 2025 to 30 September 2026

Provided by: 

COMPARABLE PROPERTIES

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.



17 WOODSTOCK ST, SHEPPARTON, VIC 3630

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Sale Price

\$239,000

Sale Date: 17/05/2026

Distance from Property: 2.4km



Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 05/10/2026

Property offered for sale

Address Including suburb and postcode	16 ISABELLA STREET, SHEPPARTON, VIC 3630
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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)
VACANT LAND	0	0	0		656m ²

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	
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or

Range between	\$230,000	&	\$253,000
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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.

Seller's reserve price	N/A
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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	\$275,000	Property type	VACANT LAND	Suburb	SHEPPARTON
Period: from	01/10/2025	to	30/09/2026	Source	

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.

Comparable property 1

Address				Sale price	Date of sale
17 WOODSTOCK ST, SHEPPARTON, VIC 3630				\$239,000	17/05/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					448m²

Comparable property 2

Address				Sale price	Date of sale
N/A				N/A	N/A
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address				Sale price	Date of sale
N/A				N/A	N/A
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

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 were sold within the relevant period:

I cannot find three comparable sales similar to this land

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	
Unconditional sale date	