

STATEMENT OF INFORMATION

80 PRENTICE ROAD, ORRVALE VIC 3631

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SINGLE PRICE

\$725,000

5
BEDS

1
BATHS

10
CARS

PROPERTY OFFERED FOR SALE

80 PRENTICE ROAD, ORRVALE VIC 3631

5
BEDS

1
BATHS

10
CARS

INDICATIVE SELLING PRICE

\$725,000

Single Price consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$750,000

ORRVALE / House
01 January 2025 to 31 December 2025

COMPARABLE PROPERTIES

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.

A

56 HOOPERS RD, KIALLA VIC 3631

Sale Date: 21/03/2025 Distance: 3.8km

\$690,000

4
BEDS

2
BATHS

4
CARS

B

10 SWAINSTON RD, SHEPPARTON EAST VIC 3631

Sale Date: 27/11/2025 Distance: 3.2km

\$826,000

3
BEDS

2
BATHS

2
CARS

C

7 WELLINGTON CRT, KIALLA VIC 3631

Sale Date: 8/09/2025 Distance: 4.6km

\$965,000

4
BEDS

2
BATHS

2
CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

Property offered for sale

Address **80 PRENTICE ROAD, ORRVALE VIC 3631**

Indicative selling price

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

Single Price: \$725,000

Median sale price

Median price	\$750,000	Property type	House	Suburb	ORRVALE
Period	01 January 2025 to 31 December 2025	Source	PriceFinder		

Comparable property sales

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
56 HOOPERS RD, KIALLA VIC 3631	\$690,000	21/03/2025
10 SWAINSTON RD, SHEPPARTON EAST VIC 3631	\$826,000	27/11/2025
7 WELLINGTON CRT, KIALLA VIC 3631	\$965,000	8/09/2025

This Statement of Information was prepared on: 8/07/2026