

Statement of Information

Single residential property located outside the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Property offered for sale

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| Address Including suburb and postcode | 42 King Richard Drive, Shepparton VIC 3630 |
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Indicative selling price

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

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|--------------------|------------------------|
| Price Range | \$849,000 to \$870,000 |
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Median sale price

| Median price | Period | Property type | Suburb | Source |
|--------------|----------------|---------------|------------|---|
| \$523,750 | Last 12 months | House | Shepparton | realestate.com.au / PropTrack suburb profile references checked 15/06/2026. |

Comparable property sales

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 39 Merino Drive, Shepparton VIC 3630 | \$860,000 | 16/01/2026 |
| 36 Canterbury Avenue, Shepparton VIC 3630 | \$840,000 | 21/05/2026 |
| 16 Haileybury Street, Shepparton VIC 3630 | \$860,000 | 18/12/2025 |

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| This Statement of Information was prepared on: | 15/06/2026 |
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consumer.vic.gov.au/

Median figure uses current public Shepparton house median references (realestate.com.au / PropTrack) checked 15/06/2026. The comparable sales shown are recent sales the agent considers most comparable to the property.