

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 or
locality and postcode

176 HAYES STREET, 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)

Range between \$620,000 & \$630,000

Median sale price

Median price \$540,000 Property type House Suburb Shepparton

Period - From 1 September 2025 to 31 August 2026 Source realestate.com.au / PropTrack

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
8 Lake Street, Shepparton VIC 3630	\$595,000	19 August 2026
190 Hayes Street, Shepparton VIC 3630	\$570,000	18 March 2026
3 Morris Court, Shepparton VIC 3630	\$610,880	17 November 2025
This Statement of Information was prepared on:		10 September 2026