

# STATEMENT OF INFORMATION

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**28 PERRIVALE DRIVE, SHEPPARTON VIC 3630**

Prepared by Xavier Stevens, Area Specialist Shepparton

Phone 0403152642

SINGLE PRICE

**\$665,000**

**3**  
BEDS

**2**  
BATHS

**2**  
CARS

PROPERTY OFFERED FOR SALE

**28 PERRIVALE DRIVE, SHEPPARTON VIC 3630**

**3**

BEDS

**2**

BATHS

**2**

CARS

INDICATIVE SELLING PRICE

**\$665,000**

Single Price

[consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

MEDIAN SALE PRICE

**\$523,750**

SHEPPARTON / House  
May 2025 to May 2026

## 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**

**33 PERRIVALE DRIVE, SHEPPARTON VIC 3630**

Sale Date: 15/05/2026

Distance: same street

**\$575,000**

**3**

BEDS

**2**

BATHS

**2**

CARS

**B**

**15 PERRIVALE DRIVE, SHEPPARTON VIC 3630**

Sale Date: 13/08/2025

Distance: same street

**\$550,000**

**3**

BEDS

**2**

BATHS

**2**

CARS

**C**

**31 PERRIVALE DRIVE, SHEPPARTON VIC 3630**

Sale Date: 10/10/2025

Distance: same street

**\$610,000**

**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

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Address **28 PERRIVALE DRIVE, SHEPPARTON VIC 3630**

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price: \$665,000**

## Median sale price

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Median price	<b>\$523,750</b>	Property type	<b>House</b>	Suburb	<b>SHEPPARTON</b>
Period	<b>May 2025 to May 2026</b>	Source	<b>realestate.com.au market trends</b>		

## Comparable property sales

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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
33 PERRIVALE DRIVE, SHEPPARTON VIC 3630	\$575,000	15/05/2026
15 PERRIVALE DRIVE, SHEPPARTON VIC 3630	\$550,000	13/08/2025
31 PERRIVALE DRIVE, SHEPPARTON VIC 3630	\$610,000	10/10/2025

This Statement of Information was prepared on: 25/06/2026