

STATEMENT OF INFORMATION

32 HALPIN CRESCENT, SHEPPARTON VIC 3630

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PRICE RANGE

\$445,000 to \$455,000

3
BEDS

1
BATHS

1
CARS

PROPERTY OFFERED FOR SALE

32 HALPIN CRESCENT, SHEPPARTON VIC 3630

3
BEDS

1
BATHS

1
CARS

INDICATIVE SELLING PRICE

\$445,000 to \$455,000

Price Range consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$590,000

SHEPPARTON / House
1 July 2025 - 30 June 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

12 LEVIS STREET, SHEPPARTON VIC 3630

Sale Date: 6/03/2026 Distance: 0.33 km approx.

\$475,000

3
BEDS

1
BATHS

2
CARS

B

87 MALCOLM CRESCENT, SHEPPARTON VIC 3630

Sale Date: 1/02/2026 Distance: 0.14 km approx.

\$435,000

3
BEDS

1
BATHS

1
CARS

C

60 MALCOLM CRESCENT, SHEPPARTON VIC 3630

Sale Date: 2/02/2026 Distance: 0.18 km approx.

\$380,000

3
BEDS

1
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 **32 HALPIN CRESCENT, SHEPPARTON VIC 3630**

Indicative selling price

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

Price Range: **\$445,000 to \$455,000**

Median sale price

Median price	\$590,000	Property type	House	Suburb	SHEPPARTON
Period	1 July 2025 - 30 June 2026	Source	REIV		

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
12 LEVIS STREET, SHEPPARTON VIC 3630	\$475,000	6/03/2026
87 MALCOLM CRESCENT, SHEPPARTON VIC 3630	\$435,000	1/02/2026
60 MALCOLM CRESCENT, SHEPPARTON VIC 3630	\$380,000	2/02/2026

This Statement of Information was prepared on: 17/09/2026