

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

66 Canterbury Avenue, Shepparton 3630

Indicative selling price

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

Single price

\$860,000

~~or range between~~

\$

&

\$

Median sale price

Median price

\$515,000

Property type

houses

Suburb

Shepparton

Period - From

May 2025

to

April 2026

Source

Realestate.com.au

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

37 Canterbury Ave, Shepparton	\$ 835,000	May 2025
90 Rudd Road, Shepparton	\$ 845,000	September 2025
9 Eagle Court, Shepparton	\$ 865,000	December 2025

This Statement of Information was prepared on: 12/05/2026