

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

Lot 16 – Lot 33 PROVIDENCE PLACE SHEPPARTON NORTH 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Unit type or class e.g. One bedroom units | Single price |
|--|--------------|
| Lot 16 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 17 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 18 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 19 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 20 DUKE COURT, SHEPPARTON NORTH 3631 | EOI |
| Lot 21 DUKE COURT, SHEPPARTON NORTH 3631 | \$460,000 |
| Lot 22 DUKE COURT, SHEPPARTON NORTH 3631 | \$460,000 |
| Lot 23 DUKE COURT, SHEPPARTON NORTH 3631 | \$460,000 |
| Lot 24 DUKE COURT, SHEPPARTON NORTH 3631 | \$425,000 |
| Lot 25 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 26 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 27 DUKE COURT, SHEPPARTON NORTH 3631 | \$425,000 |
| Lot 28 DUKE COURT, SHEPPARTON NORTH 3631 | \$400,000 |
| Lot 29 DUKE COURT, SHEPPARTON NORTH 3631 | \$400,000 |
| Lot 30 DUKE COURT, SHEPPARTON NORTH 3631 | \$395,000 |
| Lot 31 DUKE COURT, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 32 HARVARD DRIVE, SHEPPARTON NORTH 3631 | \$380,000 |
| Lot 33 HARVARD DRIVE, SHEPPARTON NORTH 3631 | \$380,000 |

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$420,000

Suburb or locality

SHEPPARTON NORTH VIC 3631

Period - From

01 June 2026

To

31 May 2025

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom
units

| | Address of comparable unit | Price | Date of sale |
|--|--|--------------|---------------------|
| | 5 TORBECK STREET SHEPPARTON NORTH VIC 3631 | \$390,000 | 03-Mar-25 |
| | 8 TORBRECK STREET SHEPPARTON NORTH VIC 3631 | \$385,000 | 27-Nov-25 |
| | 10 TORBRECK STREET SHEPPARTON NORTH VIC 3631 | \$395,000 | 15-Jan-25 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

5 June 2026