



RAY DOBSON REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 MERINO DRIVE, SHEPPARTON, VIC

4 2 2

Indicative Selling Price

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

Single Price: \$709,000

Provided by: Peter Ralph, Ray Dobson Real Estate

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$480,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

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 agents representative considers to be most comparable to the property for sale.



42 GRAMPIANS PDE, SHEPPARTON NORTH, VIC

4 2 2

Sale Price

\$699,000

Sale Date: 25/03/2025

Distance from Property: 583m



40 GRAMPIANS PDE, SHEPPARTON NORTH, VIC

4 2 2

Sale Price

\$705,000

Sale Date: 22/09/2025

Distance from Property: 563m



2 ARBOUR CRT, SHEPPARTON, VIC 3630

4 2 2

Sale Price

\$680,000

Sale Date: 05/08/2025

Distance from Property: 1.7km



This report has been compiled on 31/10/2025 by Ray Dobson Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

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 estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information 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.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 MERINO DRIVE, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price:

\$709,000

Median sale price

Median price

\$480,000

Property type

House

Suburb

SHEPPARTON

Period

01 October 2024 to 30 September 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
42 GRAMPIANS PDE, SHEPPARTON NORTH, VIC 3631	\$699,000	25/03/2025
40 GRAMPIANS PDE, SHEPPARTON NORTH, VIC 3631	\$705,000	22/09/2025
2 ARBOUR CRT, SHEPPARTON, VIC 3630	\$680,000	05/08/2025

This Statement of Information was prepared on:

31/10/2025