

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 and
postcode

46 GRACE ROAD SHEPPARTON NORTH VIC 3631

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$266,000

Property type

Land

Suburb

Shepparton North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

A* 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

1 TORBRECK STREET SHEPPARTON NORTH VIC 3631	\$400,000	15-Aug-25
26 INNISHILL CIRCUIT SHEPPARTON NORTH VIC 3631	\$377,000	26-Nov-25
8 TORBRECK STREET SHEPPARTON NORTH VIC 3631	\$385,000	27-Nov-25

OR

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

This Statement of Information was prepared on: 02 March 2026

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**1 TORBRECK STREET
 SHEPPARTON NORTH VIC 3631**

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Sold Price **\$400,000** Sold Date **15-Aug-25**

Distance **0.23km**



**26 INNISHILL CIRCUIT
 SHEPPARTON NORTH VIC 3631**

 1  1  -

Sold Price **\$377,000** Sold Date **26-Nov-25**

Distance **0.7km**



**8 TORBRECK STREET
 SHEPPARTON NORTH VIC 3631**

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Sold Price **\$385,000** Sold Date **27-Nov-25**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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