

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	78 The Boulevard, Shepparton VIC 3630
Indicative Selling Price	\$500,000 – \$600,000
Property Type	Residential vacant land
Land Size	991.74 sqm

Comparable Property Sales

Address	Price	Date	Details
15 Grammar Street, Shepparton VIC	\$580,000	2025	Residential land
9 Archer Street, Shepparton VIC	\$540,000	2025	Residential land
21 Knight Street, Shepparton VIC	\$510,000	2025	Residential land
5 Hayes Street, Shepparton VIC	\$600,000	2025	Residential land
12 Welsford Street, Shepparton VIC	\$495,000	2025	Residential land

Agent Comment

The indicative selling price reflects recent land sales within Shepparton, with comparable allotments transacting between approximately \$495,000 and \$600,000. The property is positioned within this range based on its location, land size and development potential.