RAY DOBSON REAL ESTATE

PROPERTY PRICE STATEMENT

21 HARVARD DRIVE, SHEPPARTON NORTH, VIC 3631

PREPARED BY RAY DOBSON REAL ESTATE, 189 FRYERS STREET SHEPPARTON

RAY DOBSON REAL ESTATE

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



21 HARVARD DRIVE, SHEPPARTON

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Indicative Selling Price

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

Single Price: **$365,000**

Seller's Reserve Price: **N/A**

MEDIAN SALE PRICE



SHEPPARTON NORTH, VIC, 3631

Suburb Median Sale Price (Vacant Land)

$298,000

01 October 2025 to 30 September 2026

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 agent's representative considers to be most comparable to the property for sale.



14 STANFORD CRT, SHEPPARTON NORTH, VIC

- - -

Sale Price

$365,000

Sale Date: 19/12/2025

Distance from Property: 234m

A



8 STANFORD CRT, SHEPPARTON NORTH, VIC

- - -

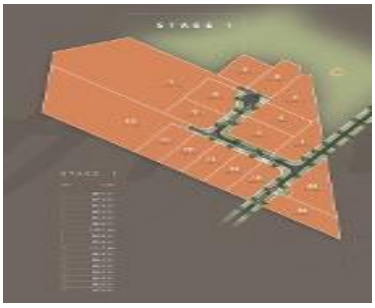
Sale Price

$365,000

Sale Date: 07/05/2026

Distance from Property: 247m

B



11 STANFORD CRT, SHEPPARTON NORTH, VIC

- - -

Sale Price

****$365,000**

Sale Date: 02/06/2026

Distance from Property: 205m

C

This report has been compiled on 20/11/2026 by Ray Dobson Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 20/11/2026

Property offered for sale

Address
Including suburb and postcode: 21 HARVARD DRIVE, SHEPPARTON NORTH, VIC 3631

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					2,001m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $365,000

or

Range between: $ & $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $298,000 Property type: VACANT LAND Suburb: SHEPPARTON NORTH

Period: from 01/10/2025 to 30/09/2026 Source: pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
14 STANFORD CRT, SHEPPARTON NORTH, VIC 3631	$365,000	19/12/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					2,105m²

Comparable property 2

Address	Sale price	Date of sale
8 STANFORD CRT, SHEPPARTON NORTH, VIC 3631	$365,000	07/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					2,068m²

Comparable property 3

Address	Sale price	Date of sale
11 STANFORD CRT, SHEPPARTON NORTH, VIC 3631	**$365,000	02/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					2,001m²

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	