

# 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  
2 Howitt Road, Shepparton, Vic 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$600,000

& \$660,000

### Median sale price

Median price \$480,000 Property type House Suburb Shepparton

Period - From 01/11/2024 to 31/10/2025 Source  PropTrack

### 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 eighteen 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
8 Ferguson Road, Shepparton, VIC 3630	\$650,000	15/07/2025
12 Caulfield Court, Shepparton, VIC 3630	\$647,000	22/10/2024
4 Bentleigh Street, Shepparton, VIC 3630	\$645,000	18/03/2025

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 eighteen months.

This Statement of Information was prepared on: 24/11/2025