

STATEMENT OF INFORMATION

65-67 LINCOLN DRIVE, SHEPPARTON VIC 3630

Prepared by Xavier Stevens, Area Specialist Shepparton
Phone 0403152642

PRICE RANGE

\$2,000,000 to \$2,200,000

4

BEDS

3

BATHS

7

CARS

PROPERTY OFFERED FOR SALE

65-67 LINCOLN DRIVE, SHEPPARTON VIC 3630

4
BEDS

3
BATHS

7
CARS

INDICATIVE SELLING PRICE

\$2,000,000 to \$2,200,000

Price Range consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$535,000

SHEPPARTON / House
01 July 2025 to 30 June 2026

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.

A

55 LINCOLN DRIVE, SHEPPARTON VIC 3630

Sale Date: 30/09/2025 Distance: 173m

\$735,000

4
BEDS

3
BATHS

6
CARS

B

19 WATERS ROAD, SHEPPARTON VIC 3630

Sale Date: 17/09/2025 Distance: 4.03km

\$1,100,000

4
BEDS

2
BATHS

2
CARS

C

80 KNIGHT STREET, SHEPPARTON VIC 3630

Sale Date: 21/05/2026 Distance: 3.07km

\$1,000,000

4
BEDS

2
BATHS

2
CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: 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 indicative selling price 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.

Property offered for sale

Address **65-67 LINCOLN DRIVE, SHEPPARTON VIC 3630**

Indicative selling price

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

Price Range: **\$2,000,000 to \$2,200,000**

Median sale price

Median price	\$535,000	Property type	House	Suburb	SHEPPARTON
Period	01 July 2025 to 30 June 2026	Source	PropTrack / realestate.com.au		

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

Address of comparable property	Price	Date of sale
55 LINCOLN DRIVE, SHEPPARTON VIC 3630	\$735,000	30/09/2025
19 WATERS ROAD, SHEPPARTON VIC 3630	\$1,100,000	17/09/2025
80 KNIGHT STREET, SHEPPARTON VIC 3630	\$1,000,000	21/05/2026

This Statement of Information was prepared on: 17/07/2026