Property Price Statement

85 BROKEN RIVER DRIVE, SHEPPARTON VIC 3630

Prepared 02/11/2026 · Section 47AF, Estate Agents Act 1980

PRICE RANGE

$650,000 – $680,000

4	2	3	781 m²
BEDS	BATHS	CARS	LAND



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Property Price Statement

Section 47AF of the Estate Agents Act 1980
Prepared 02/11/2026

PROPERTY OFFERED FOR SALE

85 BROKEN RIVER DRIVE, SHEPPARTON VIC 3630

House · Internal floor space N/A

4	2	3	781 m²
BEDS	BATHS	CARS	LAND

INDICATIVE SELLING PRICE

$650,000 – $680,000

Price range · consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

$547,500

SHEPPARTON 3630 / House
01/11/2025 to 31/10/2026 · realestate.com.au (PropTrack)

SELLER'S RESERVE PRICE

N/A (private sale)

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.

A — 79 BROKEN RIVER DRIVE, SHEPPARTON VIC 3630

Sold 03/03/2026 · 0.1 km away · House · Floor N/A

$618,000

4	2	2	798 m²
BEDS	BATHS	CARS	LAND

B — 14 MACQUARIE COURT, SHEPPARTON VIC 3630

Sold 25/08/2026 · 0.2 km away · House · Floor N/A

$610,000

4	2	4	820 m²
BEDS	BATHS	CARS	LAND

C — 2 WIMMERA DRIVE, SHEPPARTON VIC 3630

Sold 18/06/2026 · 0.2 km away · House · Floor N/A

$605,000

3	2	2	704 m²
BEDS	BATHS	CARS	LAND

Compiled 02/11/2026 by Xavier Stevens, Area Specialist Shepparton. Comparable sales from Valuer-General records, realestate.com.au and Domain.

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 85 Broken River Drive, Shepparton VIC 3630

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	3	N/A	781

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: $ N/A

or

Range between: $ 650,000 & $ 680,000

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.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

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: $ 547,500 Property type: House Suburb: Shepparton

Period: from 01/11/2025 to 31/10/2026 Source: realestate.com.au / PropTrack

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.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
79 Broken River Drive, Shepparton VIC 3630	$ 618,000	03/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	2	2	N/A	798

Comparable property 2

Address	Sale price	Date of sale
14 Macquarie Court, Shepparton VIC 3630	$ 610,000	25/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	2	4	N/A	820

Comparable property 3

Address	Sale price	Date of sale
2 Wimmera Drive, Shepparton VIC 3630	$ 605,000	18/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	3	2	2	N/A	704

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:

[*Insert N/A if there were three comparable properties*]

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	Not yet sold
Unconditional sale date	Not yet unconditional