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	3/23 ROSALIND STREET MOOROOPNA VIC 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$345,000	Property type	Unit	Suburb	Mooroopna
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 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
1/45 KNIGHT STREET SHEPPARTON VIC 3630	$340,000	03-Nov-25
3/1 SUTHERLAND AVENUE SHEPPARTON VIC 3630	$301,000	30-Nov-25
3/27 BOWE STREET SHEPPARTON VIC 3630	$335,000	17-Sep-25

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 18 months.~~

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1/45 KNIGHT STREET SHEPPARTON VIC 3630

2 1 2

Sold Price **$340,000** Sold Date **03-Nov-25**

Distance **4.01km**



3/1 SUTHERLAND AVENUE SHEPPARTON VIC 3630

2 1 1

Sold Price **$301,000** Sold Date **30-Nov-25**

Distance **4.66km**



3/27 BOWE STREET SHEPPARTON VIC 3630

2 1 1

Sold Price **$335,000** Sold Date **17-Sep-25**

Distance **4.15km**

RS = Recent sale **UN** = Undisclosed Sale

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