

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

44-46 Oxbow Avenue, Shepparton, Vic 3630

Indicative selling price

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

range between

\$860,000

&

\$935,000

Median sale price

Median price

\$533,000

Property type

House

Suburb

Shepparton

Period - From

01/01/2026

to

31/03/2026

Source



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
5 Quail Street, Kialla, VIC 3631	\$935,000	30/05/2025
21 Park Avenue, Grahamvale, VIC 3631	\$895,000	18/06/2025
20 Davies Drive, Shepparton East, VIC 3631	\$925,000	11/04/2025

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: 07/04/2026