

Property Price Statement

20 BALACLAVA ROAD, SHEPPARTON VIC 3630

Prepared 05/10/2026 · Section 47AF, Estate Agents Act 1980

SINGLE PRICE

\$380,000

2

BEDS

1

BATHS

1

CARS

624

m²

LAND



Xavier Stevens

0403 152 642

xaviers@areaspecialist.com.au



Rodney Briant

0420 906 406

rodneyb@areaspecialist.com.au

Property Price Statement

Section 47AF of the Estate Agents Act 1980
Prepared 05/10/2026

PROPERTY OFFERED FOR SALE

20 BALACLAVA ROAD, SHEPPARTON VIC 3630

House · Internal floor space 63.65 m²

2

BEDS

1

BATHS

1

CARS

624

m²

LAND

INDICATIVE SELLING PRICE

\$380,000

Single price · consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$542,500

SHEPPARTON 3630 / House
01/10/2025 to 30/09/2026 · 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

36 BALACLAVA ROAD, SHEPPARTON VIC 3630

Sold 28/09/2026 · House · Floor 79 m²

\$368,000

2

BEDS

1

BATHS

3

CARS

657

m²

LAND

B

64 HALPIN CRESCENT, SHEPPARTON VIC 3630

Sold 09/02/2026 · House · Floor 66 m²

\$330,000

2

BEDS

1

BATHS

1

CARS

561

m²

LAND

C

13 MALCOLM CRESCENT, SHEPPARTON VIC 3630

Sold 25/08/2026 · House · Floor 85 m²

\$310,000

2

BEDS

1

BATHS

3

CARS

650

m²

LAND

Compiled 05/10/2026 by Stevens & Briant, Area Specialist Shepparton. Sources: selling-agent sold listings on realestate.com.au and Domain; PropTrack property profiles and suburb statistics. Floor areas: subject archived measured plan 63.65 m²; 64 Halpin selling-agent plan approximately 66 m²; 36 Balaclava and 13 Malcolm reported property-profile floor areas. Land areas are approximate.

Property Price Statement

Section 47AF of the Estate Agents Act
1980

Single residential property located outside the Melbourne metropolitan area

Date prepared	05/10/2026
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Property offered for sale

Address Including suburb and postcode	20 Balaclava Road, Shepparton VIC 3630
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Key features of the property	
Building type	House
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (m ²)	63.65
Total land size (m ²)	624

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	\$380,000
or Range between	N/A

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price	N/A
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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	\$542,500
Property type	House
Suburb	Shepparton 3630
Period: from	01/10/2025 to 30/09/2026
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.

Comparable property 1

Address	36 Balaclava Road, Shepparton VIC 3630
Sale price	\$368,000
Date of sale	28/09/2026

Key features	
Building type	House
# of bedrooms	2
# of bathrooms	1
# of car spaces	3
Internal floor space (m ²)	79
Total land size (m ²)	657

Property Price Statement

Comparable sales and sale outcome — continued

Section 47AF of the Estate Agents Act 1980
Prepared 05/10/2026

Comparable property 2

Address	64 Halpin Crescent, Shepparton VIC 3630
Sale price	\$330,000
Date of sale	09/02/2026

Key features

Building type	House
# of bedrooms	2
# of bathrooms	1
# of car spaces	1
Internal floor space (m ²)	66
Total land size (m ²)	561

Comparable property 3

Address	13 Malcolm Crescent, Shepparton VIC 3630
Sale price	\$310,000
Date of sale	25/08/2026

Key features

Building type	House
# of bedrooms	2
# of bathrooms	1
# of car spaces	3
Internal floor space (m ²)	85
Total land size (m ²)	650

Reason there are fewer than three comparable properties

Explanation	N/A
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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 sold
Unconditional sale date	Not sold