

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Sheppard Drive, Scoresby Vic 3179

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Scoresby

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Sheppard Dr SCORESBY 3179	\$1,001,000	06/12/2025
2	19 Pamela Ct SCORESBY 3179	\$950,000	24/08/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 15/01/2026 11:53



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Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
Year ending December 2025: \$1,050,000

Comparable Properties

14 Sheppard Dr SCORESBY 3179 (REI)

Agent Comments

3 2 1

Price: \$1,001,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 732 sqm approx



19 Pamela Ct SCORESBY 3179 (REI/VG)

Agent Comments

3 1 4

Price: \$950,000
Method: Auction Sale
Date: 24/08/2025
Property Type: House (Res)
Land Size: 878 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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