



POSITIVE INCOME PROPERTIES




100% 5 Year Rental Guarantee



 4 + 4

 2 + 2

 4 + 4

 334M²

MULTITENANT DUPLEX HOMES

8 BEDROOMS

Uptown Estate
Shepparton VIC 3631

Design Features

- 900mm Stainless Steel Appliances
- Stone bench tops to kitchen and vanities
- Tiled shower base
- Up to 25 Downlights included +
- 600 x 600mm Porcelain Tiles to wet areas
- Remotes to Garage Door
- Timber Look Garage door
- Tv antenna
- NBN Provisions
- Coloured Driveway (up to)40m2
- Clothesline
- 2.7m ceilings
- Dishwasher
- Brick over windows
- Split system to main living area

Purchase Price

\$1,249,000

Property Information

- **Build Size** : 334 square metres
- **Build Price** : \$959,000
- **Land Size** : 1080 square metres
- **Land Price** : \$290,000
- **Estate** : Uptown
- **Region** : Shepparton
- **Land Registration Date** : Registered

Returns at 4.50%

\$1,080 per week or \$56,160 per annum

Co-Living Investment Option

This duplex also presents a compelling Co-Living opportunity

Returns at 8.66%

\$2,080 per week or \$108,160 per annum

Please visit [colivinginvestment](#) for further information

POTENTIAL CAPITAL UPLIFT: \$200,000+ THROUGH FUTURE INDIVIDUAL DWELLING SALES

VISIT

[Duplex Investment Properties](#)



13th May 2026

Re: Appraisal – Shepparton North, VIC

Thank you for the opportunity to provide a rental opinion on the above-mentioned property.

Based on current market conditions and after reviewing similar properties it is my view that the market rent is approximately \$1,080 per week.

Unit 1. \$540

Unit 2. \$540

About us

Certainty Property brings a unique perspective to property management. We understand that as an investor, you want your property manager to work as hard as they would if they were managing their own property. Our approach to property management delivers exceptional results for thousands of clients just like you.

Our rent guarantee

Certainty Property is one of the only property managers in the country to offer a comprehensive rent guarantee on all properties we manage. If you'd like to find out more about our rent guarantee, please don't hesitate to reach out on the details below and our team will happily assist.

Our service

With over 650 five-star reviews, Certainty Property is one of Australia's most highly rated property managers and provides one of the most competitive management fees on the market. We pride ourselves on the exceptional service given to owners and tenants alike.

Kind regards,

A handwritten signature in black ink, appearing to be 'S.P.' with a stylized flourish.

LREA
Certainty Property
ABN: 85 631 059 866
C1, 63-85 Turner Street, Port Melbourne, VIC, 3008

📞 1300 577 298

🌐 certaintyproperty.com.au

✉️ partners@certaintyproperty.com.au

Sapphire home **inclusions**

Services

- Sewerage connected to the Legal Point
- Storm-water connected to Council's Legal point of Discharge
- Electricity connected to authority's underground supply
- Extension of gas supply provided by Authority connected to Meters
- Telephone points wired and provision for connection

Preliminary Site Works and Foundations

PRECONSTRUCTION DOCUMENTATION

- Working Drawings (for single dwelling)
- Engineering
- Energy Report
- Soil Report
- Site Survey
- Developers Approval
- Building Permit
- PLEASE NOTE - This is included for single dwellings in a newly subdivided area only.

SITE PREPARATION

- Site Cost and connection based on land size up to 450m², and upto 300 mm fall over building
- Fixed Site Cost upto H2 Slab. (Piers and edge beams not included)

FOOTINGS AND SLAB

- Residential Slab Construction as per AS 2870
- Engineer designed concrete slab (site-specific) to standard Class H soil (as per plans)

TERMITE PROTECTION

- As per AS 3660.1-2000

Carpentry Works

- Pre-fabricated timber frames and sizes as per AS 1684
- Engineered roof trusses as per plan
- Ceiling height 2550 mm
- Eaves to front facade (if required) as per designer guideline

External Windows and Sliding Doors

- Aluminum awning/sliding windows and doors, residential grade powder coated with a choice of colours from the builders standard range.
- Single glazing and obscure as standard (Variation cost applies if Double Glazing windows required per Energy Rating Report)
- Key-locks throughout

Fixings

- Architraves - 67mm x 18mm pre-primed MDF
- Skirting - 67mm x 18mm pre-primed MDF
- Single melamine shelf and hanging rail and smart-robe doors from the builders standard range to all robes and WIR.

Doors

EXTERNAL

- Solid External entry door 2040 mm X 820mm from Builders Range
- Dead locks for external door from the builders standard range
- Choice of lever handles from the builders standard range for external and internal doors

INTERNAL

- 2040 X 820 mm Flush panel Doors from Builders Range
- Lever Handle | From Builders Range

GARAGE DOOR

- Panel Lift Door with 2 remotes (site specific)

Stairs and Balustrade (for double storey only)

- MDF stairs (risers and stringer) with a carpet of your choice from the builders' standard range.
- 42mm X 42 mm chamfered profile timber balustrade, painted
- 65mm X 45mm colonial profile handrail, painted

Roofing

- Concrete roof tiles From Builder Range
- Metal Fascia - Colorbond | Color from the builders standard range
- Gutters and Box Gutters - Colorbond | Color from the builders standard range
- Downpipes - Colorbond | Color from the builders standard range
- Flashings and Rain Heads (If Required) - Colorbond | Color from the builders standard range

Brickwork, Masonry and External Cladding

- Selection of Bricks from the builders standard range Face Bricks
- Natural Mortar
- Brick on edge of Window sills where applicable
- Upper Storey Cladding 75mm polystyrene rendered as per plan (Double Storey Only)

Kitchen

CABINETS AND BENCH TOP

- Cabinets with Silk Finish laminate doors
- White melamine shelving to all cupboards
- 20mm Stone bench-top builders range
- Tiled splashback to underside of overhead cupboards
- Stainless Steel 1 ¾ bowl with one side drainer - | Model: TBA
- Chrome mixer from the builders standard range
- Overhead cupboards (as per plan)

APPLIANCES

- 900mm Stainless Steel Oven from the builders standard range
- 900mm Stainless Steel Rangehood from the builders standard range
- 900mm Stainless Steel Cooktop from the builders standard range
- 600mm Stainless Steel Dishwasher from the builders standard range

Sapphire home **inclusions**

Bathroom and Ensuite

- Ceramic slim top white vanity with 20mm stone (as per plan)
- Chrome mixers to the vanities and showers from the builders standard range
- Semi framed shower screens
- Rise-up square arm in the shower from the builders standard range
- Poly marble shower base
- Imperial-ware toilet suites with cistern from Builder Range
- Towel rail to ensuite and bathroom from the builders standard range
- White Bath from the Builders Standard Range
- Mirror above vanities

Laundry

- 45L Stainless Steel trough – Builder's Range
- Chrome Mixer – Builder's Range

Plumbing

- UPVC underground supply
- Hot water piper service throughout including brass fittings
- Cold Water - UPVC service
- Gas installed from the metre to the (single) dwelling (upto 6m)
- 2 x wall mounted external water taps (front/rear)

SOLAR HOT WATER

- Chromagen Solar Hot Water System
- If recycled water is available from the estate, only instantaneous hot water system will be supplied in lieu of solar hot water

RAINWATER TANK

- If rain water tank is required, no solar hot water or recycle water will be provided.

Insulation

- R3.5 Batts for ceiling (subject to 6 star energy rating)
- R2.0 for Walls (Excluding garage)
- Sarking Installed to external side of the frame with joints lapped and taped

Floor Coverings

- Wet Areas Kitchen – Porcelain tiles selected from builder's range
- Carpet and Underlay to Bedrooms and Study – Selected from builder's range
- Flooring Joints – Metal chrome floor joint will be used where unlike floor coverings merge
- Living, meals and passage - timber laminate flooring

Heating and Cooling

- Braemer gas ducted heating | Upto 7 points

Electrical

- Light points with batten holders and bulbs as per plan
- LED downlights (up to 25 lights)
- 2 telephone points
- 2 TV. points
- 2 external flood light
- Exhaust fans to bathrooms
- Smoke detectors as per plan hard wired

Internal Walls and Ceiling Linings

- 10mm Plasterboard
- 10mm W.R. board to wet areas
- 75mm cornice throughout

Painting

- 3 Coats high gloss paint to internal timber doors and woodwork
- 3 Coats paint in a high gloss to all external doors
- 3 Coats paint to timber and PVC components
- 3 Coats paint in white to eave lining

Wall and Floor Coverings

WALL TILING

- Bathroom/Ensuite– Porcelain tiles from builder's range, 300mm above vanities and 2100mm height to showers
- Laundry – Porcelain tiles from builder's range, 300mm above trough

Turnkey items

- 900mm Stainless Steel Appliances
- Stone bench tops to kitchen and vanities
- Tiled shower base
- Up to 25 Downlights included +
- 600 x 600mm Porcelain Tiles to wet areas
- Remotes to Garage Door
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Duplex Arizona (+\$28,000)



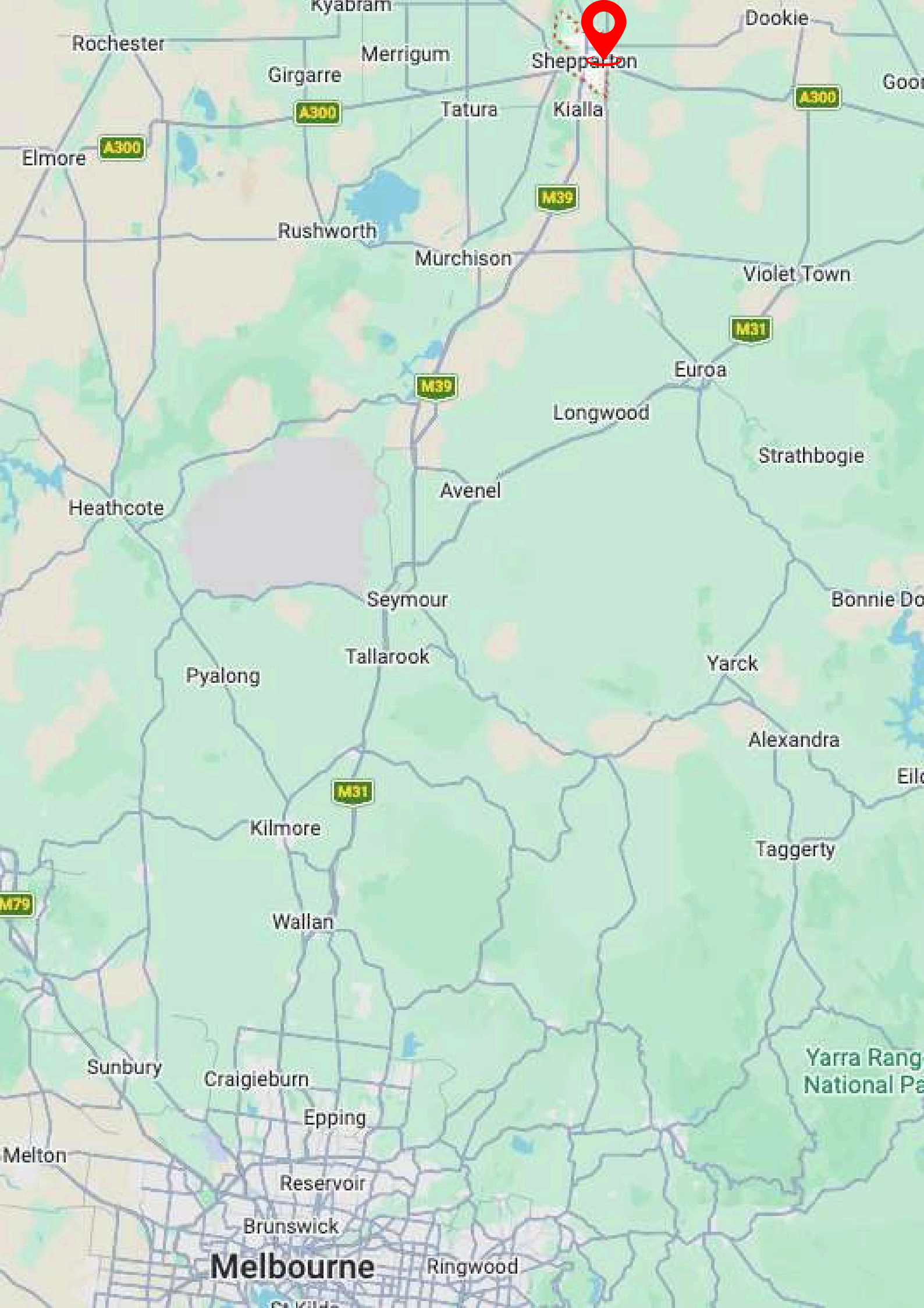
Duplex Clinton (+\$20,000)



Duplex Signature (+\$50,000)



Duplex Bond (+\$30,000)



Shepparton

Kialla

Tatura

Merrigum

Girgarre

Rochester

Dookie

Goorn...

A300

A300

A300

M39

Elmore

Rushworth

Murchison

M31

Violet Town

Euroa

M39

Longwood

Strathbogie

Heathcote

Avenel

Seymour

Bonnie Do...

Pyalong

Tallarook

Yarck

M31

Alexandra

Kilmore

Eilo...

Taggerty

Wallan

M79

Sunbury

Craigieburn

Epping

Yarra Rang
National Pa

Melton

Reservoir

Brunswick

Melbourne

Ringwood

SHEPPARTON SUBURB PROFILE

SHEPPARTON HOSPITAL



SHEPPARTON MARKETPLACE



WOOLWORTHS SHEPPARTON



BUNNINGS SHEPPARTON



Shepparton is a vibrant regional city in the Goulburn Valley, 165 km northeast of Melbourne. With over 31,000 residents, it is Victoria's largest inland city offering rural tranquility, urban amenities, and a strong community spirit. Shepparton is affordable, family-friendly, and provides access to nature and outdoor activities, making it an ideal destination for those seeking a balanced lifestyle in a lively regional city.

KEY STATISTICS



70,000

The approximate population of Shepparton. Which is only expected to increase with time.



1,000+

Workers at Shepparton Hospital with a need for nearby housing.



Nature Access

Close by to rivers and nearby national parks.



0.8%

Is the current vacancy rate due to high demand.



\$1.3 Billion

funds allocated to the Railway Line Upgrade & more.



10%

Average Annual growth for houses

SHEPPARTON NORTH VIC 3630



EXECUTIVE SUMMARY

Shepparton North (postcode 3631) is a rapidly growing semi-rural suburb located in the northern fringe of Shepparton, Victoria, approximately 181 kilometers north-northeast of Melbourne. The locality is experiencing exceptional population growth and significant infrastructure development, positioning it as a key growth corridor within the Greater Shepparton region.

This location report provides comprehensive analysis of demographic trends, economic indicators, infrastructure development, property market dynamics, and future growth prospects for Shepparton North VIC 3630.

PROPERTY MARKET ANALYSIS

SHEPPARTON NORTH MARKET METRICS (2025)

Property Metric	Value/Detail
Median House Price	\$627,500 - \$632,000
Annual Capital Growth (12 months)	1.62% - 2.35%
Sales Volume (12 months)	34-36 houses
Days on Market	35 days (faster than Shepparton)
Median Weekly Rent	\$600 per week
Gross Rental Yield	4.30% - 5.0%
Vacancy Land Median (Oct-Dec)	\$300,000 (up 106.9% annually)

COMPARATIVE ANALYSIS - SHEPPARTON (3630)

Metric	Value
Median House Price (Q3 2025)	\$470,000 - \$530,000
Annual Growth	10.4% (Q3 2024-2025)
Median Unit Price	\$387,500 - \$395,000
Rental Yield (Houses)	4.3% - 5.2%
Vacancy Rate (September 2025)	1.0% (tight market)



MARKET CHARACTERISTICS

- Stock on Market: Low at 0.22% (opportune for sellers, limited supply)
- Inventory Level: Tight at 1.09 months
- Affordability Index: 28 years (favorable, below 30-year threshold)
- Building Approvals Ratio: 6.37% (high - potential future oversupply risk)
- IRSAD Score: 1,038 (above acceptable benchmark of 927)
- Renter to Owner Ratio: 20% (balanced market)
- Units to Houses Ratio: 1% (predominantly house market)

INVESTMENT CONSIDERATIONS

Growth Drivers

- Exceptional Population Growth: 98.3% growth 2016-2021, among highest in regional Victoria
- Infrastructure Investment: Significant public and private investment in roads, drainage, and community facilities
- Affordable Entry Point: Median house prices \$160,000-\$170,000 below Melbourne metro
- Strong Employment Base: Diverse economy with healthcare, agriculture, and manufacturing
- Regional Migration: Continued trend of tree-change and lifestyle seekers
- Interest Rate Environment: February 2025 RBA rate cut (4.35% to 4.1%) improving affordability

Risk Factors

- Building Approvals: High ratio (6.37%) may indicate future oversupply
- Limited Sales Data: Only 34-36 house sales annually (smaller sample size)
- Economic Dependence: Regional economy tied to agriculture and commodity prices
- Distance from Melbourne: 181km limits daily commuting options

Opportunities

- Strong Rental Market: Yields of 4.3%-5.0%, vacancy rate only 1.0%
- Family Market: Growing young families seeking affordable housing
- Land Banking: Development sites in growth corridors
- Commercial Development: SNAC structure plan unlocking retail/commercial opportunities
- Infrastructure Beneficiary: Property values supported by public investment

SHEPPARTON NORTH VIC 3630



CONCLUSION

Shepparton North VIC 3631 represents a rapidly transforming locality within the Greater Shepparton region. With exceptional population growth of 98.3% between 2016–2021, significant infrastructure investment, and strategic planning frameworks in place, the area is positioned for continued expansion.

The suburb appeals primarily to young families seeking affordable housing in a semi-rural setting with good access to regional employment, education, and health services. The median house price of approximately \$630,000 offers a substantial discount compared to metropolitan Melbourne while providing attractive rental yields of 4.3%–5.0%.

Key strengths include strong demographic fundamentals, tight rental market conditions (1.0% vacancy), substantial homeownership rates (77.6%), and comprehensive strategic planning through the Shepparton North Activity Centre Structure Plan and broader regional growth plans.

Potential investors and residents should be mindful of the high building approvals ratio and relatively limited transaction volumes. However, the substantial public infrastructure investment, diverse regional economy, and established growth trajectory suggest Shepparton North is well-positioned to continue attracting population growth and delivering moderate capital appreciation alongside solid rental returns.

For families, lifestyle seekers, and investors prioritizing regional growth markets with strong rental fundamentals, Shepparton North offers a compelling proposition supported by sound demographic trends and strategic planning frameworks.