

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

184 DAY ROAD KYABRAM VIC 3620

Indicative selling price

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

Single Price

\$985,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Kyabram

Period-from

01 Sep 2025

to

31 Aug 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

276 EVERARD ROAD KYABRAM VIC 3620	\$1,000,000	04-Jun-25
61 POWER ROAD NANNEELLA VIC 3561	\$910,000	11-Mar-25
59 BLAMEY ROAD STANHOPE VIC 3623	\$920,000	27-May-26

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.~~

This Statement of Information was prepared on: 11 September 2026



**276 EVERARD ROAD KYABRAM
VIC 3620**

 3  2  8

Sold Price

\$1,000,000

Sold Date

04-Jun-25

Distance

3.47km



**61 POWER ROAD NANNEELLA VIC
3561**

 3  2  4

Sold Price

\$910,000

Sold Date

11-Mar-25

Distance

19.29km



**59 BLAMEY ROAD STANHOPE VIC
3623**

 3  2  -

Sold Price

\$920,000

Sold Date

27-May-26

Distance

15.72km

RS = Recent sale

UN = Undisclosed Sale

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