

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
20 McEwen Road, Kyabram, Vic 3620

Indicative selling price

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

range between \$379,000

& \$399,000

Median sale price

Median price \$500,000 Property type House Suburb Kyabram

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

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
14 Lewry Street, Kyabram, VIC 3620	\$380,000	10/11/2025
1 Oakdene Court, Kyabram, VIC 3620	\$400,000	28/05/2025
17 Wilson Street, Kyabram, VIC 3620	\$372,000	16/04/2025

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: 28/01/2026