

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

24 Kangaroo Way, Kyabram, Vic 3620

Indicative selling price

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

range between \$699,000 & \$735,000

Median sale price

Median price \$532,500 Property type House Suburb Kyabram

Period - From 01/08/2025 to 31/07/2026 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
17 Rosemount Way, Kyabram, VIC 3620	\$685,000	27/05/2026
7 Wallaby Court, Kyabram, VIC 3620	\$730,000	18/12/2025
21 Kangaroo Way, Kyabram, VIC 3620	\$711,000	13/06/2025

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: 14/08/2026