

STATEMENT OF INFORMATION

30 LYNTON CRESCENT, KYABRAM, 3618



Team
Cardillo

evview
REAL ESTATE

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

30 LYNTON CRESCENT 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

or range
between

\$435,000

&

\$478,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,000

Property type

House

Suburb

Kyabram

Period-from

01 Dec 2024

to

30 Nov 2025

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

249 FENAUGHTY STREET KYABRAM VIC 3620	\$420,000	06-May-25
3 GILLESPIE STREET KYABRAM VIC 3620	\$465,000	18-Nov-25
6 MCEWEN ROAD KYABRAM VIC 3620	\$445,000	25-Aug-25

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: 25 December 2025



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**249 FENAUGHTY STREET
KYABRAM VIC 3620**

3 1 2

Sold Price **\$420,000** Sold Date **06-May-25**

Distance **1.07km**



**3 GILLESPIE STREET KYABRAM
VIC 3620**

3 1 2

Sold Price **\$465,000** Sold Date **18-Nov-25**

Distance **0.54km**



**6 MCEWEN ROAD KYABRAM VIC
3620**

3 1 1

Sold Price **\$445,000** Sold Date **25-Aug-25**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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