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	8 Breen Avenue, Kyabram, Vic 3620

Indicative selling price

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

range between \$389,000 & \$409,000

Median sale price

Median price		\$492,500	Property typ	e House		Suburb	Kyabram
Period - From	01/11/2024	to	31/10/2025	Source	Prop1	Track	

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
3 Haslem Street, Kyabram, VIC 3620	\$392,500	12/08/2025
1 Mackie Street, Kyabram, VIC 3620	\$399,000	26/02/2025
33 Richards St, Kyabram, VIC 3620	\$380,000	18/11/2024

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:	19/11/2025

