

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Vacant Land offered for sale

Address Including suburb or locality and postcode Lots 1, 2, 3 and 5 Stage 1, Sunrise Estate, Kyabram VIC 3620, and Lots 207, 211, 213, 214, 221, 222, 223, 224, 225, 226, 227 and 231 Stage 2, Sunrise Estate, Kyabram VIC 3620

Indicative selling price

Vacant Land	Single price
Lot 1, Stage 1	\$199,750
Lot 2, Stage 1	\$222,500
Lot 3, Stage 1	\$229,500
Lot 5, Stage 1	\$232,500

Vacant Land	Single price
Lot 207, Stage 2	\$189,500
Lot 211, Stage 2	\$191,950
Lot 213, Stage 2	\$193,500
Lot 214, Stage 2	\$192,500
Lot 221, Stage 2	\$189,950
Lot 222, Stage 2	\$194,950

Vacant Land	Single price
Lot 223, Stage 2	\$193,500
Lot 224, Stage 2	\$189,950
Lot 225, Stage 2	\$189,950
Lot 226, Stage 2	\$193,500
Lot 227, Stage 2	\$187,500
Lot 231, Stage 2	\$191,500

Vacant Land median sale price

Median price \$175,875 Suburb or locality Kyabram VIC 3620

Period - From 01 Nov 2024 To 31 Oct 2025 Source Cotality

Comparable property sales

Vacant Land	Address of comparable land	Price	Date of sale
	2 Biyala Circuit Kyabram VIC 3620	\$215,000	25-Jun-25
	54 Nurtja Drive Kyabram VIC 3620	\$195,000	13-Jun-25
	55 Nurtja Drive Kyabram VIC 3620	\$193,500	21-Mar-25

This Statement of Information was prepared on: 6 November 2025