

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, 4 and 5 Stage 1, Sunrise Estate, Kyabram VIC 3620, and Lots 207, 211, 222, 223, 224, 225, 226 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 222, Stage 2	\$194,950
Lot 223, Stage 2	\$193,500
Lot 224, Stage 2	\$189,950
Lot 225, Stage 2	\$189,950
Lot 226, Stage 2	\$193,500

Vacant Land	Single price
Lot 231, Stage 2	\$191,500

Vacant Land median sale price

Median price: \$231,250 Suburb or locality: Kyabram VIC 3620

Period - From: 01 March 2025 To: 28 Feb 2026 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: 9 April 2026