

# 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

45 Fischer Street, Kyabram, Vic 3620

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$509,000

&

\$539,000

### Median sale price

Median price

\$512,500

Property type

House

Suburb

Kyabram

Period - From

01/03/2025

to

28/02/2026

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
1 Wilson Street, Kyabram, VIC 3620	\$510,000	25/10/2025
90 Dawes Rd, Kyabram, VIC 3620	\$510,000	11/09/2025
12 Dawes Road, Kyabram, VIC 3620	\$532,500	20/08/2025

**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:

10/03/2026