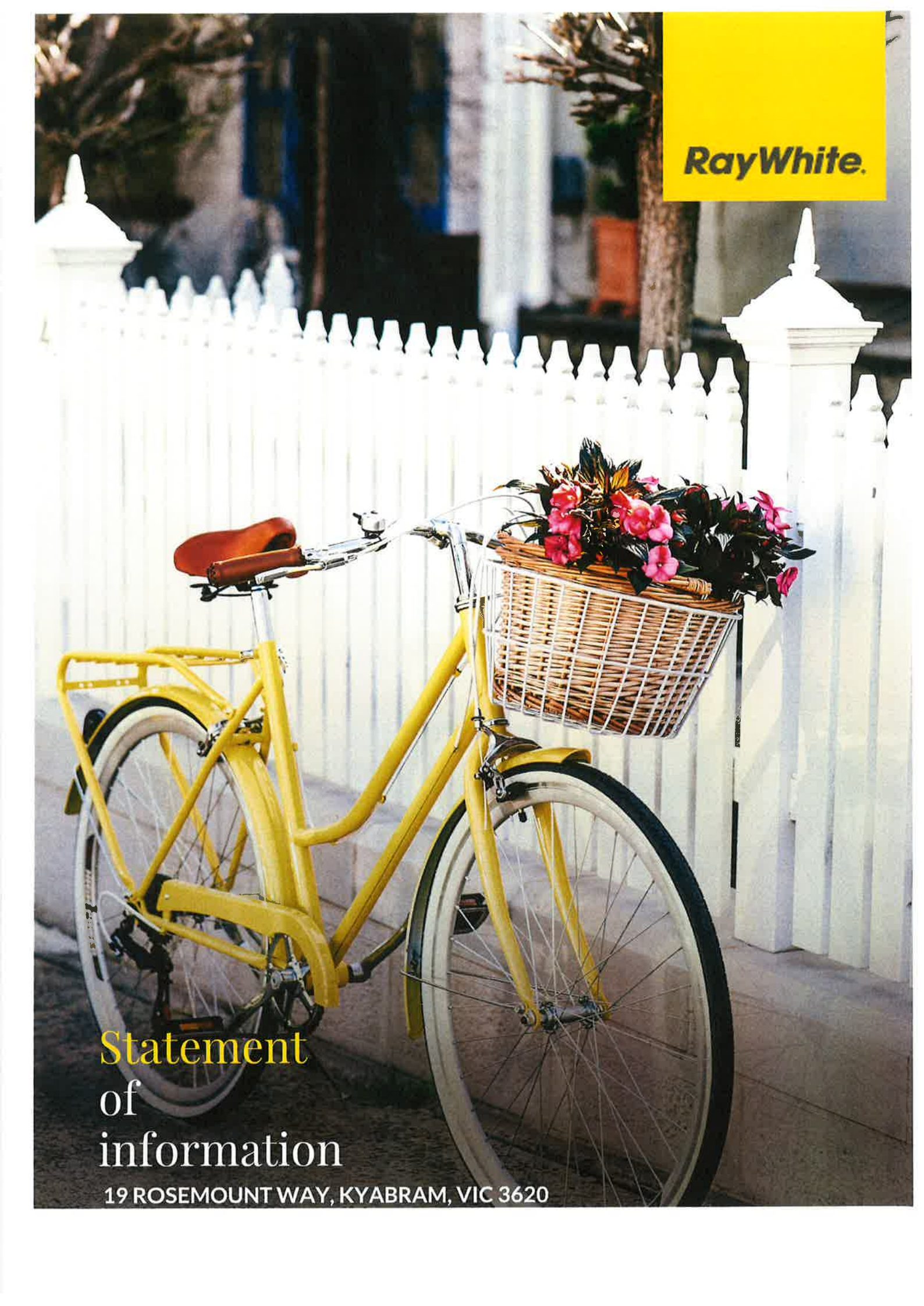


A vintage-style yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a large wicker basket on the handlebars filled with pink flowers and greenery. The background shows a blurred view of a house and trees.

RayWhite.

**Statement
of
information**

19 ROSEMOUNT WAY, KYABRAM, VIC 3620

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 ROSEMOUNT WAY, KYABRAM, VIC

Icon of a house, a boat, and a car, each followed by a minus sign.

Indicative Selling Price

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

Price Range: \$690,000 to \$730,000

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$490,000

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 WALLABY CRT, KYABRAM, VIC 3620

Icon of a house with the number 4, a boat with the number 2, and a car with the number 2.

Sale Price

\$730,000

Sale Date: 18/12/2025

Distance from Property: 1.2km



21 BEECH ST, KYABRAM, VIC 3620

Icon of a house, a boat, and a car, each followed by a minus sign.

Sale Price

\$711,000

Sale Date: 13/06/2025

Distance from Property: 1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

19 ROSEMOUNT WAY, KYABRAM, VIC 3620

Indicative selling price

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

Price Range: \$690,000 to \$730,000

Median sale price

Median price \$490,000

Property type

Vacant Land

Suburb

KYABRAM

Period

01 January 2025 to 31 December 2025

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

7 WALLABY CRT, KYABRAM, VIC 3620	\$730,000	18/12/2025
21 BEECH ST, KYABRAM, VIC 3620	\$711,000	13/06/2025

This Statement of Information was prepared on: 06/03/2026