

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	3 Gardale Drive, Kyabram VIC
Indicative Selling Price	\$1,800,000
Property Type	Residential house
Property Details	4–5 bedrooms   2–3 bathrooms   multiple car spaces
Land Size	Large residential / lifestyle block

## Comparable Property Sales

Address	Price	Date	Details
234 Merinda Way, Mansfield VIC	\$1,800,000	Feb 2026	Lifestyle property
5 Jenny Court, Mansfield VIC	\$1,600,000	Jun 2025	4 bed / 3 bath
2 Hill Court, Mansfield VIC	\$1,350,000	Jun 2025	4 bed lifestyle
8 Dianella Court, Mansfield VIC	\$1,210,000	Nov 2025	4 bed / large block

## Agent Comment

The indicative selling price reflects recent sales of premium homes and lifestyle properties within the Mansfield region, with comparable properties transacting between approximately \$1,200,000 and \$1,800,000. The property is positioned toward the upper end of this range based on its size, quality and overall appeal.