

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 or
locality and postcode

161 Pipers Creek Road, Kyneton Vic 3444

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$833,000

Property Type

House

Suburb

Kyneton

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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 18 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	147 Harts La KYNETON 3444	\$960,000	25/08/2025
2	145 Bald Hill Rd KYNETON 3444	\$985,000	21/08/2025
3	43 Mulfaheys Rd KYNETON 3444	\$850,000	07/07/2025

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 18 months.~~

This Statement of Information was prepared on:

27/03/2026 11:27

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending December 2025: \$833,000



 3  1  2-4

Property Type: House

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties



147 Harts La KYNETON 3444 (REI/VG)

Agent Comments

 3  1  5

Price: \$960,000

Method: Private Sale

Date: 25/08/2025

Property Type: House

Land Size: 28400 sqm approx



145 Bald Hill Rd KYNETON 3444 (REI)

Agent Comments

 4  1  4

Price: \$985,000

Method: Private Sale

Date: 21/08/2025

Property Type: House

Land Size: 20700 sqm approx



43 Mulfaheys Rd KYNETON 3444 (REI/VG)

Agent Comments

 3  1  11

Price: \$850,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 23876.47 sqm approx

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