

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

2/7-9 Simpson Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$780,000 & \$800,000

Median sale price

Median price \$840,000 Property Type House Suburb Kyneton

Period - From 01/07/2025 to 30/06/2026 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	4/134 High St KYNETON 3444	\$800,000	13/03/2026
2	1/134 High St KYNETON 3444	\$790,000	13/11/2025
3	2/134 High St KYNETON 3444	\$770,000	22/07/2025

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:

17/07/2026 10:39

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Indicative Selling Price

\$780,000 - \$800,000

Median House Price

Year ending June 2026: \$840,000



2 1 1

Property Type: House

Land Size: 280 sqm approx

Agent Comments

Comparable Properties

4/134 High St KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 13/03/2026

Property Type: Flat/Unit/Apartment (Res)

1/134 High St KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$790,000

Method: Sale

Date: 13/11/2025

Property Type: Flat/Unit/Apartment (Res)

2/134 High St KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$770,000

Method: Sale

Date: 22/07/2025

Property Type: Flat/Unit/Apartment (Res)

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