

# 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 Armstrong Court, Kyneton Vic 3444

### Indicative selling price

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

Range between \$890,000 & \$970,000

### 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 | 68 Warren St KYNETON 3444      | \$975,000 | 31/10/2025   |
| 2 | 7 Farrier Dr KYNETON 3444      | \$930,000 | 17/10/2025   |
| 3 | 8 Tinsmith Dr KYNETON 3444     | \$950,000 | 29/08/2025   |

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 18 months.~~

This Statement of Information was prepared on:

08/07/2026 12:03

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**Indicative Selling Price**

\$890,000 - \$970,000

**Median House Price**

Year ending June 2026: \$840,000



 4  2  2

**Property Type:** House

**Land Size:** 680 sqm approx

**Agent Comments**

## Comparable Properties



**68 Warren St KYNETON 3444 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$975,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** House

**Land Size:** 716 sqm approx



**7 Farrier Dr KYNETON 3444 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 17/10/2025

**Property Type:** House

**Land Size:** 607 sqm approx

**8 Tinsmith Dr KYNETON 3444 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$950,000

**Method:** Sale

**Date:** 29/08/2025

**Property Type:** House (Res)

**Land Size:** 612 sqm approx

**Account - Jellis Craig** | P: 0354272800 | F: 0354272811



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