

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

23 Jacobs Avenue, Kyneton Vic 3444

Indicative selling price

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

Range between \$590,000 & \$630,000

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	37 Yaldwyn St.W KYNETON 3444	\$635,000	21/05/2026
2	5 Barton St KYNETON 3444	\$650,000	24/04/2026
3	31 Jacobs Av KYNETON 3444	\$675,000	02/01/2026

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:

09/07/2026 13:06

Jenny Stewart

03 5427 2800

0408 389 071

jennystewart@jellisrcraig.com.au

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

Year ending June 2026: \$840,000



3 1 1

Property Type: House

Land Size: 882 sqm approx

Agent Comments

Comparable Properties



37 Yaldwyn St.W KYNETON 3444 (REI)

Agent Comments

3 1 2

Price: \$635,000

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 640 sqm approx



5 Barton St KYNETON 3444 (VG)

Agent Comments

- - -

Price: \$650,000

Method: Sale

Date: 24/04/2026

Property Type: House (Res)

Land Size: 651 sqm approx



31 Jacobs Av KYNETON 3444 (REI/VG)

Agent Comments

3 1 2

Price: \$675,000

Method: Private Sale

Date: 02/01/2026

Property Type: House

Land Size: 774 sqm approx

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