

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

3/46 Baynton Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$455,000 & \$475,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Kyneton

Period - From 09/09/2025

to 08/09/2026

Source Property Data

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	4/46 Baynton St KYNETON 3444	\$455,000	24/07/2026
2	2/12 Victoria St KYNETON 3444	\$465,000	02/05/2026
3	2/39 Lauriston St KYNETON 3444	\$490,000	20/11/2025

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:

09/09/2026 10:15

3/46 Baynton Street, Kyneton Vic 3444

JellisCraig

Kerryn Wildenburg

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Indicative Selling Price

\$455,000 - \$475,000

Median Unit Price

09/09/2025 - 08/09/2026: \$580,000



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



4/46 Baynton St KYNETON 3444 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Private Sale

Date: 24/07/2026

Property Type: House

Land Size: 215 sqm approx



2/12 Victoria St KYNETON 3444 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



2/39 Lauriston St KYNETON 3444 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 190 sqm approx

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



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