

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

38 Bowen Street, Kyneton Vic 3444

Indicative selling price

For the meaning of this price see 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	11 Maxwell St KYNETON 3444	\$940,000	25/12/2025
2	64 Ebdon St KYNETON 3444	\$950,000	31/10/2025
3	6 Begg St KYNETON 3444	\$948,000	29/04/2025

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:

31/07/2026 12:02

Jenny Stewart

03 5427 2800

0408 389 071

jennystewart@jellisrcraig.com.au

Indicative Selling Price

\$890,000 - \$970,000

Median House Price

Year ending June 2026: \$840,000



4 1 1

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



11 Maxwell St KYNETON 3444 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000

Method: Private Sale

Date: 25/12/2025

Property Type: House

Land Size: 852 sqm approx



64 Ebdon St KYNETON 3444 (REI)

Agent Comments

3 1 -

Price: \$950,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 566 sqm approx



6 Begg St KYNETON 3444 (REI/VG)

Agent Comments

3 1 3

Price: \$948,000

Method: Private Sale

Date: 29/04/2025

Property Type: House

Land Size: 1008 sqm approx

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