

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

4 North Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$840,000

Property Type House

Suburb Kyneton

Period - From 07/08/2025

to 06/08/2026

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 eighteen 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	20 Epping St KYNETON 3444	\$950,000	24/01/2026
2	4 Oak Ridge Ct KYNETON 3444	\$900,000	17/10/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

07/08/2026 15:34



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Rooms: 5
Property Type: House
Land Size: 853 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
07/08/2025 - 06/08/2026: \$840,000

Comparable Properties



20 Epping St KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$950,000
Method: Sale
Date: 24/01/2026
Property Type: House (Res)
Land Size: 656 sqm approx



4 Oak Ridge Ct KYNETON 3444 (REI/VG)

Agent Comments

3 2 4

Price: \$900,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 800 sqm approx

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 eighteen months.