

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

73 Wedge Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$1,490,000

&

\$1,590,000

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 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	25 Opal Ct KYNETON 3444	\$1,550,000	08/10/2025
2	27 Blanchfield Dr KYNETON 3444	\$1,450,000	17/04/2025
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:

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73 Wedge Street, Kyneton Vic 3444

JellisCraig

Kerryn Wildenburg

03 5427 2800

0420 473 041

kerrynwildenburg@jellisraig.com.au

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

Year ending June 2026: \$840,000



 4  2  3

Rooms: 7

Property Type: House

Land Size: 1895 sqm approx

Agent Comments

Comparable Properties



25 Opal Ct KYNETON 3444 (REI)

Agent Comments

 4  2  4

Price: \$1,550,000

Method: Private Sale

Date: 08/10/2025

Property Type: House

Land Size: 3070 sqm approx



27 Blanchfield Dr KYNETON 3444 (REI)

Agent Comments

 5  2  2

Price: \$1,450,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 3000 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.

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



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