

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

79 Verekers Lane, Kyneton Vic 3444

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$830,000

Property Type House

Suburb Kyneton

Period - From 01/04/2025

to 31/03/2026

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	119 Rosa Ct KYNETON 3444	\$1,666,500	10/09/2025
2	79 Rosa Ct KYNETON 3444	\$1,780,000	28/08/2025
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:

27/04/2026 18:22



Rooms: 8

Property Type: House

Land Size: 46163 sqm approx

Agent Comments

Comparable Properties



119 Rosa Ct KYNETON 3444 (REI/VG)

Agent Comments



Price: \$1,666,500

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 21000 sqm approx



79 Rosa Ct KYNETON 3444 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Land Size: 20000 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.