

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

80 Caroline Chisholm Drive, Kyneton Vic 3444

Indicative selling price

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

Range between

\$790,000

&

\$860,000

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	22 Collins Pde KYNETON 3444	\$810,000	06/05/2026
2	73 Caroline Chisholm Dr KYNETON 3444	\$860,000	06/10/2025
3	8 Jessie Evelyn Cr KYNETON 3444	\$867,500	17/06/2025

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:

03/08/2026 15:01

Jenny Stewart

03 5427 2800

0408 389 071

jennystewart@jellisrcraig.com.au

Indicative Selling Price

\$790,000 - \$860,000

Median House Price

Year ending June 2026: \$840,000



3 2 2

Property Type: Land

Land Size: 617m2 sqm approx

Agent Comments

Comparable Properties



22 Collins Pde KYNETON 3444 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 706 sqm approx



73 Caroline Chisholm Dr KYNETON 3444 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 756 sqm approx



8 Jessie Evelyn Cr KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$867,500

Method: Sale

Date: 17/06/2025

Property Type: House (Res)

Land Size: 576 sqm approx

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