

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

2/12 Victoria Street, Kyneton Vic 3444

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Kyneton

Period - From

31/03/2025

to

30/03/2026

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 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	1/34 Jennings St KYNETON 3444	\$470,000	17/06/2025
2	1/11 Edgecombe St KYNETON 3444	\$470,000	16/04/2025
3	1/2 Leete St KYNETON 3444	\$460,000	05/11/2024

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:

31/03/2026 09:12



Property Type:
Agent Comments

Indicative Selling Price
\$465,000
Median Unit Price
31/03/2025 - 30/03/2026: \$585,000

Comparable Properties



1/34 Jennings St KYNETON 3444 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 17/06/2025
Property Type: Unit
Land Size: 156 sqm approx



1/11 Edgecombe St KYNETON 3444 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 16/04/2025
Property Type: Unit
Land Size: 216 sqm approx



1/2 Leete St KYNETON 3444 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 05/11/2024
Property Type: Unit
Land Size: 170 sqm approx

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