

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

189 Mollison Street, Kyneton Vic 3444

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Kyneton

Period - From

01/07/2024

to

30/06/2025

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	2 Welsh St KYNETON 3444	\$770,000	04/04/2025
2	26 Bowen St KYNETON 3444	\$730,000	26/07/2024
3	31 Mitchell St KYNETON 3444	\$725,000	30/01/2024

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:

16/07/2025 13:13

189 Mollison Street, Kyneton Vic 3444

**Jellis
Craig**

Kerryn Wildenburg

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Indicative Selling Price

\$750,000

Median House Price

Year ending June 2025: \$830,000



3 1 0

Rooms: 5

Property Type: House

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



2 Welsh St KYNETON 3444 (REI/VG)

Agent Comments

3 1 2

Price: \$770,000

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 672 sqm approx



26 Bowen St KYNETON 3444 (REI/VG)

Agent Comments

3 1 1

Price: \$730,000

Method: Private Sale

Date: 26/07/2024

Property Type: House

Land Size: 654 sqm approx



31 Mitchell St KYNETON 3444 (REI/VG)

Agent Comments

3 1 2

Price: \$725,000

Method: Private Sale

Date: 30/01/2024

Property Type: House

Land Size: 450 sqm approx

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



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