

# 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

Lot 1 Northumberland corner Murphy's Rd, Kyneton Vic 3444

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$795,000

### Median sale price

Median price \$485,000

Property Type Vacant land

Suburb Kyneton

Period - From 07/05/2024

to 06/05/2025

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 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                              | 321 Pipers Creek Rd KYNETON 3444 | \$770,000 | 28/05/2024   |
| 2                              | 231 Pipers Creek Rd KYNETON 3444 | \$760,000 | 25/03/2024   |
| 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:

07/05/2025 12:49

Lot 1 Northumberland corner Murphy's Rd, Kyneton Vic 3444



Jenny Stewart  
03 5427 2800  
0408 389 071

jennystewart@jellisrcraig.com.au

**Indicative Selling Price**  
\$795,000

**Median Land Price**  
07/05/2024 - 06/05/2025: \$485,000



**Property Type:** Land  
**Land Size:** 190000 sqm approx  
**Agent Comments**

## Comparable Properties

321 Pipers Creek Rd KYNETON 3444 (VG)

Agent Comments



**Price:** \$770,000  
**Method:** Sale  
**Date:** 28/05/2024  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 20200 sqm approx



231 Pipers Creek Rd KYNETON 3444 (REI/VG)

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** Land  
**Land Size:** 28500 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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