

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

Range between \$680,000 & \$730,000

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	26 Bowen St KYNETON 3444	\$730,000	26/07/2024
2	2A Warren St KYNETON 3444	\$660,000	13/06/2024
3	6 Hutton St KYNETON 3444	\$720,000	02/05/2024

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:

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189 Mollison Street, Kyneton Vic 3444

JellisCraig

Kerryn Wildenburg

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Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending June 2025: \$830,000



3 1 2

Rooms: 5

Property Type: House

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



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



2A Warren St KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$660,000

Method: Sale

Date: 13/06/2024

Property Type: House (Res)

Land Size: 1498 sqm approx



6 Hutton St KYNETON 3444 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Land Size: 912 sqm approx

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



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