

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

53 Westview Court, Kyneton Vic 3444

Indicative selling price

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

Single price

\$1,280,000

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	43 Deakin Ct KYNETON 3444	\$1,390,000	28/04/2025
2	36 Campbells Ct KYNETON 3444	\$1,320,000	23/05/2024
3	51 Rosa Ct KYNETON 3444	\$1,300,000	16/05/2024

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:

01/08/2025 11:57

Jenny Stewart
03 5427 2800
0408 389 071

jennystewart@jellisrcraig.com.au

Indicative Selling Price

\$1,280,000

Median House Price

Year ending June 2025: \$830,000



4 2 6

Property Type: House
Land Size: 30200 sqm approx
Agent Comments

Comparable Properties



43 Deakin Ct KYNETON 3444 (REI/VG)

Agent Comments

4 2 8

Price: \$1,390,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 30700 sqm approx



36 Campbells Ct KYNETON 3444 (REI/VG)

Agent Comments

4 2 5

Price: \$1,320,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 28125.68 sqm approx



51 Rosa Ct KYNETON 3444 (REI/VG)

Agent Comments

4 4 1

Price: \$1,300,000
Method: Private Sale
Date: 16/05/2024
Rooms: 8
Property Type: House (Res)
Land Size: 20234.28 sqm approx

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