

# 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

18 Victoria Street, Kyneton Vic 3444

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$857,000 Property Type House Suburb Kyneton

Period - From 01/04/2024 to 31/03/2025 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	5 Mill St KYNETON 3444	\$762,500	22/11/2024
2	7 Frances CI KYNETON 3444	\$740,000	10/11/2024
3	38 Mair St KYNETON 3444	\$778,350	26/08/2024

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:

28/06/2025 10:12

18 Victoria Street, Kyneton Vic 3444

**Jellis  
Craig**

Jenny Stewart  
03 5427 2800  
0408 389 071

jennystewart@jellisrcraig.com.au

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

Year ending March 2025: \$857,000



3 1 1

**Rooms:** 7

**Property Type:** House

**Land Size:** 656m2 sqm approx

Agent Comments

## Comparable Properties



**5 Mill St KYNETON 3444 (REI)**

Agent Comments

3 1 2

**Price:** \$762,500

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** House

**Land Size:** 866 sqm approx



**7 Frances CI KYNETON 3444 (VG)**

Agent Comments

3 - -

**Price:** \$740,000

**Method:** Sale

**Date:** 10/11/2024

**Property Type:** House (Res)

**Land Size:** 741 sqm approx



**38 Mair St KYNETON 3444 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$778,350

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** House

**Land Size:** 553 sqm approx

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



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