

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

180 High Street, Kyneton Vic 3444

Indicative selling price

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

Single price \$1,560,000

Median sale price

Median price \$820,000

Property Type House

Suburb Kyneton

Period - From 01/10/2024

to 30/09/2025

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	101 Lauriston Reservoir Rd KYNETON 3444	\$1,550,000	31/07/2025
2	146 Murphys Rd KYNETON 3444	\$1,500,000	12/03/2025
3	10 Latrobe St KYNETON 3444	\$1,515,000	29/06/2024

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:

17/11/2025 12:09

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Indicative Selling Price

\$1,560,000

Median House Price

Year ending September 2025: \$820,000



 2  2  6

Property Type: House

Land Size: 12500 sqm approx

Agent Comments

Comparable Properties



101 Lauriston Reservoir Rd KYNETON 3444 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,550,000

Method: Private Sale

Date: 31/07/2025

Property Type: House

Land Size: 19424.93 sqm approx



146 Murphys Rd KYNETON 3444 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,500,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 23795.54 sqm approx



10 Latrobe St KYNETON 3444 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,515,000

Method: Private Sale

Date: 29/06/2024

Property Type: House

Land Size: 3764 sqm approx

Account - Jellis Craig | P: 03 9989 2525