

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 and
postcode

28 PALMER PLACE KYNETON VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Kyneton

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

14 WALSH STREET MALMSBURY VIC 3446	\$600,000	22-Sep-25
22 BLANCHFIELD DRIVE KYNETON VIC 3444	\$590,000	02-Feb-26
107 BEAUCHAMP STREET KYNETON VIC 3444	\$555,000	08-Dec-25

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: 18 August 2026

BROADHURST

Macedon Ranges | Central Highlands | Spa Country

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**14 WALSH STREET MALMSBURY
VIC 3446**

3 1 2

Sold Price

\$600,000

Sold Date

22-Sep-25

Distance

9.28km



**22 BLANCHFIELD DRIVE KYNETON
VIC 3444**

2 - 2

Sold Price

\$590,000

Sold Date

02-Feb-26

Distance

1.28km



**107 BEAUCHAMP STREET
KYNETON VIC 3444**

3 1 3

Sold Price

\$555,000

Sold Date

08-Dec-25

Distance

2.18km



**46 BEAUCHAMP STREET KYNETON
VIC 3444**

3 2 2

Sold Price

^{RS} **\$545,000**

Sold Date

25-Jul-26

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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