

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 2/80 Beauchamp Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Kyneton

Period - From 20/02/2025 to 19/02/2026 Source Property Data

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 eighteen 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	1/11 Edgecombe St KYNETON 3444	\$410,000	16/01/2026
2	1/9 Mitchell St KYNETON 3444	\$370,000	18/10/2024
3			

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 eighteen months.

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Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

20/02/2025 - 19/02/2026: \$600,000



Property Type: Unit Strata

Land Size: 149m2 sqm approx

Agent Comments

Comparable Properties



1/11 Edgecombe St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 16/01/2026

Property Type: Unit

Land Size: 216 sqm approx



1/9 Mitchell St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 18/10/2024

Property Type: Unit

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 eighteen months.

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



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