

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

91 Rosa Court, Kyneton Vic 3444

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$830,000

Property Type House

Suburb Kyneton

Period - From 01/04/2025

to

31/03/2026

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 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	70 Trio Rd KYNETON 3444	\$1,628,000	10/10/2025
2	119 Rosa Ct KYNETON 3444	\$1,666,500	10/09/2025
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.~~

This Statement of Information was prepared on:

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Kerryn Wildenburg
03 5427 2800
0420 473 041

kerrynwildenburg@jellisrcraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2026: \$830,000



4 2 6

Rooms: 8

Property Type: House

Land Size: 27180 sqm approx

Agent Comments

Comparable Properties



70 Trio Rd KYNETON 3444 (VG)

Agent Comments

3 - -

Price: \$1,628,000

Method: Sale

Date: 10/10/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx



119 Rosa Ct KYNETON 3444 (REI/VG)

Agent Comments

4 2 4

Price: \$1,666,500

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 21000 sqm approx

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.