

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

29 Burton Avenue, Kyneton Vic 3444

Indicative selling price

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

Range between \$1,195,000 & \$1,240,000

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 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	7 George St KYNETON 3444	\$1,250,000	03/01/2026
2	6 Kyneton Springhill Rd KYNETON 3444	\$1,175,000	12/11/2025
3	2 Tattersall Dr KYNETON 3444	\$1,270,000	04/04/2025

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:

23/04/2026 13:43

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Indicative Selling Price

\$1,195,000 - \$1,240,000

Median House Price

Year ending March 2026: \$830,000



 4  2  2

Property Type: House

Land Size: 4444 sqm approx

Agent Comments

Comparable Properties



7 George St KYNETON 3444 (VG)

Agent Comments

 5  -  -

Price: \$1,250,000

Method: Sale

Date: 03/01/2026

Property Type: House (Res)

Land Size: 5295 sqm approx



6 Kyneton Springhill Rd KYNETON 3444 (REI/VG)

Agent Comments

 3  2  5

Price: \$1,175,000

Method: Private Sale

Date: 12/11/2025

Property Type: House

Land Size: 4000 sqm approx



2 Tattersall Dr KYNETON 3444 (VG)

Agent Comments

 4  -  -

Price: \$1,270,000

Method: Sale

Date: 04/04/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4002 sqm approx

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