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<br>Including suburb or locality and postcode | 779 LAURISTON RAOD, KYNETON |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| | or range between | $990,000 | & | $1,080,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $830,000 | Property type | HOUSE | Suburb | KYNETON |
| Period - From | MAR 2025 | to | FEB 2026 | Source | Pricefinder.com.au |

## Comparable property sales

**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. 27 Deep Lead Lane, Kyneton | $950,000 | 03/02/2026 |
| 2. 111 Deep Lead Lane, Kyneton | $1,100,000 | 18/11/2025 |
| 3. 2 Rogers Drive, Kyneton | $1,200,000 | 07/04/2025 |

**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: 27th February 2026