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	45 Wheatley Street, Kyneton

Indicative selling price

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

	or range between	$795,000	&	$850,000

Median sale price

Median price	$850,000	Property type	HOUSE	Suburb	Kyneton
Period - From	SEPT 2024	to	AUG 2025	Source	pricefinder

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. 8 Jessie Evelyn Court, Kyneton	$867,500	17th June 2025
2. 11 Armstrong Court, Kyneton	$925,000	17th February 2025
3. 59 Warren Street, Kyneton	$860,000	16th April 2024

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: 15th September 2025