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	21 Castles Crescent, Kyneton

Indicative selling price

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

	or range between	$595,000	&	$650,000

Median sale price

Median price	$822,500	Property type	HOUSE	KYNETON
Period - From	OCT 2024	to	SEPT 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. 23 Castles Crescent, Kyneton	$650,000	15/09/2025
2. 5 Castles Crescent, Kyneton	$650,000	18/07/2025
3. 2 Warren Street, Kyneton	$625,000	28/02/2025

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: 7th November 2025