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 and postcode	3 JAMES COURT KYNETON VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$780,000	&	$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	House	Suburb	Kyneton
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
67 WARREN STREET KYNETON VIC 3444	$820,000	11-Dec-25
7 OAK RIDGE COURT KYNETON VIC 3444	$840,000	23-Sep-25
17 JESSIE EVELYN CRESCENT KYNETON VIC 3444	$781,000	19-May-25

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: 08 January 2026

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67 WARREN STREET KYNETON VIC 3444

4 2 2

Sold Price RS **$820,000** Sold Date **11-Dec-25**

Distance **0.69km**



7 OAK RIDGE COURT KYNETON VIC 3444

4 2 2

Sold Price **$840,000** Sold Date **23-Sep-25**

Distance **0.71km**



17 JESSIE EVELYN CRESCENT KYNETON VIC 3444

3 2 2

Sold Price **$781,000** Sold Date **19-May-25**

Distance **0.79km**



9 KELLY CLOSE KYNETON VIC 3444

4 2 2

Sold Price **$750,000** Sold Date **02-Sep-25**

Distance **1.01km**



73 CAROLINE CHISHOLM DRIVE KYNETON VIC 3444

3 2 2

Sold Price **$860,000** Sold Date **30-Sep-25**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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