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	38 Warren Street, Kyneton Vic 3444

Indicative selling price

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

Range between $710,000 & $760,000

Median sale price

Median price $860,000 Property Type House Suburb Kyneton

Period - From 01/01/2024 to 31/12/2024 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	33 Jessie Evelyn Cr KYNETON 3444	$720,000	06/12/2023
2	34 Patterson Dr KYNETON 3444	$730,000	20/11/2023
3	11 Banksia Cr KYNETON 3444	$755,000	13/10/2023

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: 17/02/2025 19:16

38 Warren Street, Kyneton Vic 3444

Jenny Stewart
03 5427 2800
0408 389 071
jennystewart@jelliscraig.com.au



4 2 2

Rooms: 9
Property Type: House
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$710,000 - $760,000
Median House Price
Year ending December 2024: $860,000

Comparable Properties



33 Jessie Evelyn Cr KYNETON 3444 (REI/VG)

4 2 2

Price: $720,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 719 sqm approx

Agent Comments



34 Patterson Dr KYNETON 3444 (REI/VG)

4 2 2

Price: $730,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 1000 sqm approx

Agent Comments



11 Banksia Cr KYNETON 3444 (REI/VG)

4 2 2

Price: $755,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 948 sqm approx

Agent Comments

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