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	28 Bodkin Street, Kyneton Vic 3444

Indicative selling price

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

Single price $880,000

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 eighteen 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	16 Powlett St KYNETON 3444	$880,000	04/11/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 11/03/2025 17:18

28 Bodkin Street, Kyneton Vic 3444

Kerryn Wildenburg
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kerrynwildenburg@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 928 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median House Price
Year ending December 2024: $860,000

Comparable Properties



16 Powlett St KYNETON 3444 (REI)

3 1 2

Price: $880,000
Method: Private Sale
Date: 04/11/2023
Property Type: House
Land Size: 539 sqm approx

Agent Comments

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 eighteen months.

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