

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

35 CAMPASPE DRIVE 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	\$700,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$790,000	Property type	House	Suburb	Kyneton
Period-from	01 Dec 2024	to	30 Nov 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
33 WHEATLEY STREET KYNETON VIC 3444	\$455,000	16-Sep-25
12 MARTIN PLACE KYNETON VIC 3444	\$385,000	22-Jul-25
25 STONEMASON BOULEVARD KYNETON VIC 3444	\$335,000	28-Aug-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: 16 December 2025



Property Reports

M 1300867044

E colin@forsalebyowner.com.au



**33 WHEATLEY STREET KYNETON
VIC 3444**

Sold Price

\$455,000 Sold Date **16-Sep-25**



Distance **1.01km**



**12 MARTIN PLACE KYNETON VIC
3444**

Sold Price

\$385,000 Sold Date **22-Jul-25**



Distance **0.19km**



**25 STONEMASON BOULEVARD
KYNETON VIC 3444**

Sold Price

\$335,000 Sold Date **28-Aug-25**



Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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