

# 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

3/1 Pohlman Street, Kyneton
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

	or range between	\$395,000	&	\$430,000
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### Median sale price

Median price	\$580,000	Property type	Unit	Suburb	Kyneton
Period - From	September 2024	to	August 2025	Source	Realestate.com

### 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
1/34 Jennings Street, Kyneton	\$470,000	30 May 2025
2/5 Begg Street, Kyneton	\$520,000	16 January 2025
3/3 Castles Crescent, Kyneton	\$450,000	15 November 2025

This Statement of Information was prepared on: 19 September 2025