

# 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

18 ELIZABETH AVENUE, KYNETON

### Indicative selling price

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

or range between \$495,000 & \$540,000

### Median sale price

Median price

\$837,000

Property type

HOUSE

KYNETON

Period - From

JUNE 2025

to

MAY 2026

Source



### 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. 38 Victoria Street, Kyneton	\$490,000	16/07/2025
2. 48 Lauriston Street, Kyneton	\$480,000	18/08/2025
3. 107 Beauchamp Street, Kyneton	\$555,000	08/12/2025

**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: 11<sup>th</sup> June 2026