

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

10 Orr Street, Kyneton

Indicative selling price

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

or range between \$815,000 & \$865,000

Median sale price

Median price

\$855,000

Property type

HOUSE

Suburb

KYNETON

Period - From

SEPT 2024

to

AUG 2025

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. 46 Donnithorne Street, Kyneton	\$860,000	26/06/2025
2. 26 Warren Street, Kyneton	\$799,000	31/01/2025
3. 18 Donnithorne Street, Kyneton	\$880,000	31/01/2025

- 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: 9th September 2025