

# 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

Unit 2 / 39 Lauriston Street, 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

\$520,000

Property type

UNIT

KYNETON

Period - From

OCT 2024

to

SEPT 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. 3 / 1 Pohlman Street, Kyneton	\$527,000	18/10/2025
2. 2 / 5 Begg Street, Kyneton	\$520,000	16/01/2025
—3. _____	\$ _____	_____

- 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: 3<sup>rd</sup> Nov 2025