

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

22 Collins Parade, Kyneton

Indicative selling price

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

or range between \$795,000 & \$850,000

Median sale price

Median price

\$820,000

Property type

HOUSE

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. 16 Collins Parade, Kyneton	\$750,000	20/02/2025
2. 30 Stonemason Blvd, Kyneton	\$830,000	03/12/2024
3. 15 Amber Rise, Kyneton	\$780,000	08/09/2024

- 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: 19th November 2025