

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 and
postcode

96 BAYNTON ROAD KYNETON VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Kyneton

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

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

140 VEREKERS LANE KYNETON VIC 3444	\$1,150,000	28-May-26
94 VEREKERS LANE KYNETON VIC 3444	\$1,020,000	17-Mar-26
2 ROGERS DRIVE KYNETON VIC 3444	\$1,200,000	07-Apr-25

OR

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: 22 July 2026



140 VEREKERS LANE KYNETON VIC 3444

4 1 4

Sold Price

^{RS}

\$1,150,000

Sold Date

28-May-26

Distance

2.83km



94 VEREKERS LANE KYNETON VIC 3444

4 2 5

Sold Price

\$1,020,000

Sold Date

17-Mar-26

Distance

2.85km



2 ROGERS DRIVE KYNETON VIC 3444

4 2 8

Sold Price

\$1,200,000

Sold Date

07-Apr-25

Distance

4.09km



147 HARTS LANE KYNETON VIC 3444

3 1 1

Sold Price

\$960,000

Sold Date

28-Aug-25

Distance

4.79km

RS = Recent sale

UN = Undisclosed Sale

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