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

126 FOXES LANE 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	\$500,000	&	\$550,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$410,000	Prop	erty type	Land		Suburb	Kyneton
Period-from	01 Oct 2024	to	30 Sep 2	2025	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
63 VEREKERS LANE KYNETON VIC 3444	\$625,000	28-Aug-24
155 VEREKERS LANE KYNETON VIC 3444	\$610,000	18-Jun-25
361 REDESDALE ROAD KYNETON VIC 3444	\$370,000	17-Jun-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: 13 October 2025





Robert Broadhurst

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63 VEREKERS LANE KYNETON VIC Sold Price 3444

\$625,000 Sold Date 28-Aug-24

Distance

1.37km



155 VEREKERS LANE KYNETON

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Sold Price

\$610,000 Sold Date 18-Jun-25

VIC 3444

Distance

1.43km



361 REDESDALE ROAD KYNETON **VIC 3444**

Sold Price

\$370,000 Sold Date **17-Jun-25**

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Distance

2.31km



LOT 64 WEDGE COURT KYNETON Sold Price **VIC 3444**

\$510,000 Sold Date **17-Jun-24**

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Distance

2.5km



KYNETON-METCALFE ROAD **KYNETON VIC 3444**

Sold Price

\$420,000 Sold Date 30-Aug-24

Distance



12/1648 KYNETON-METCALFE **ROAD KYNETON VIC 3444**

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Sold Price

^{RS}\$410,000 Sold Date 13-May-25

Distance

4.67km

4.2km

RS = Recent sale

UN = Undisclosed Sale

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321 PIPERS CREEK ROAD KYNETON VIC 3444

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Sold Price

\$770,000 Sold Date 28-May-24

Distance

4.96km

RS = Recent sale

UN = Undisclosed Sale

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