

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

94 BEAUCHAMP STREET 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Kyneton

Period-from

01 May 2025

to

30 Apr 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

59 POWLETT STREET KYNETON VIC 3444	\$872,000	23-Oct-25
71 BEAUCHAMP STREET KYNETON VIC 3444	\$840,000	12-Nov-24
18 DONNITHORNE STREET KYNETON VIC 3444	\$880,000	31-Jan-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: 12 May 2026



59 POWLETT STREET KYNETON VIC 3444

4 2 3

Sold Price

\$872,000

Sold Date

23-Oct-25

Distance

0.2km



71 BEAUCHAMP STREET KYNETON VIC 3444

3 2 4

Sold Price

\$840,000

Sold Date

12-Nov-24

Distance

0.07km



18 DONNITHORNE STREET KYNETON VIC 3444

3 1 2

Sold Price

\$880,000

Sold Date

31-Jan-25

Distance

1.02km



3 JAMES COURT KYNETON VIC 3444

4 2 2

Sold Price

\$837,000

Sold Date

21-Jan-26

Distance

1.16km



11 LANGLEY STREET KYNETON VIC 3444

3 1 2

Sold Price

\$992,000

Sold Date

11-Jun-25

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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