

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

200 FIDDLERS GREEN 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

\$3,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Kyneton

Period-from

01 Sep 2024

to

31 Aug 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

1248 KYNETON-METCALFE ROAD KYNETON VIC 3444	\$2,900,000	08-Aug-24
12 BROCKLEBANK DRIVE KYNETON VIC 3444	\$2,900,000	13-Apr-23
283 REDESDALE ROAD KYNETON VIC 3444	\$1,930,000	26-Oct-23

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: 10 September 2025



**1248 KYNETON-METCALFE ROAD
KYNETON VIC 3444**

Sold Price

\$2,900,000

Sold Date **08-Aug-24**

 3  2  6

Distance **0.44km**



**12 BROCKLEBANK DRIVE
KYNETON VIC 3444**

Sold Price

Sold Date **13-Apr-23**

 4  3  3

Distance **3.4km**



**283 REDESDALE ROAD KYNETON
VIC 3444**

Sold Price

\$1,930,000

Sold Date **26-Oct-23**

 4  2  2

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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