



Kyneton Suburb Report

Your connection to property insights



JellisCraig

Property Prices

KYNETON SUBURB REPORT

Median house price¹

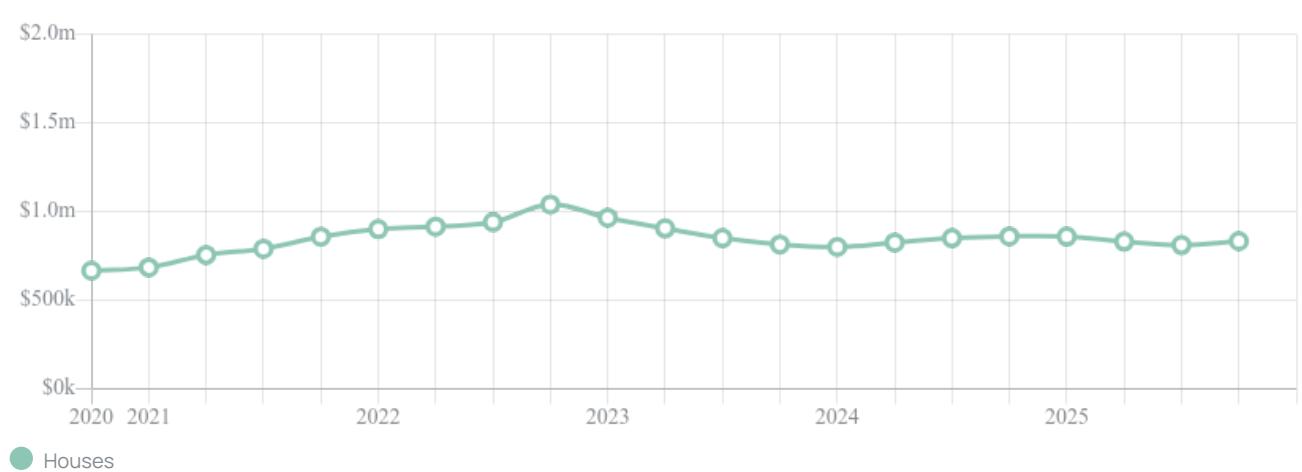
Median

\$833k

Quarterly price change

2.83% 

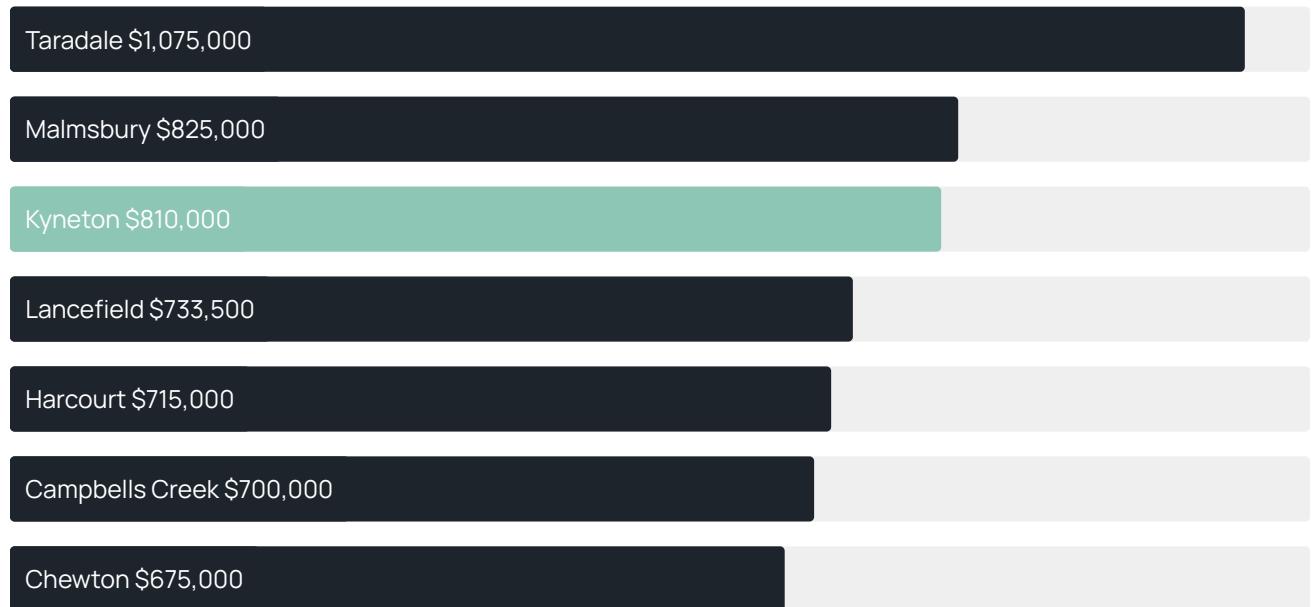
Quarterly price change¹



Surrounding Suburbs

KYNETON SUBURB REPORT

Median house price¹



Sales Snapshot

KYNETON SUBURB REPORT

Sale method²



● Auction 4%
● Private 96%

Auction clearance rate³

50%

Median days on market³

75 days

Jellis Craig average inspection attendance per listing⁴

75 groups

Average hold period¹

6.2 years

Insights

Dwelling type⁵



● Houses 89% ● Units 11%

Ownership⁵



● Owned outright 44% ● Mortgaged 39% ● Rented 16%

Population⁵

7,513

Median asking rent¹

\$575 per week

Population growth⁵

8.09%

Rental yield¹

3.39%

Median age⁵

47 years

Median household size⁵

2.4 people

KYNETON SUBURB REPORT

Recent Kyneton sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  1/11 Edgecombe St Kyneton | 2 | Unit | \$410,000 | 16 Jan 2026 |
|  120 High St Kyneton | 3 | House | \$760,000 | 14 Jan 2026 |
|  31 Jacobs Av Kyneton | 3 | House | \$675,000 | 02 Jan 2026 |
|  140 Fiddlers Green Rd Kyneton | 5 | House | \$2,000,000 | 26 Dec 2025 |
|  12 Tinsmith Dr Kyneton | 4 | House | \$770,000 | 23 Dec 2025 |
|  45 Wheatley St Kyneton | 4 | House | \$800,000 | 22 Dec 2025 |
|  21 Castles Cr Kyneton | 3 | House | \$630,000 | 20 Dec 2025 |
|  6 Blanchfield Dr Kyneton | 4 | House | \$1,350,000 | 17 Dec 2025 |
|  25 Bowen St KYNETON | 3 | House | \$800,000 | 16 Dec 2025 |
|  107 Beauchamp St KYNETON | 3 | House | \$555,000 | 16 Dec 2025 |

Sold Properties

KYNETON SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  39 Donnithorne St KYNETON | 4 | House | \$1,475,000 | 12 Dec 2025 |
|  5 New St Kyneton | 5 | House | \$895,000 | 11 Dec 2025 |
|  13 Yaldwyn St.E Kyneton | 3 | House | \$755,000 | 11 Dec 2025 |
|  332 Pipers Creek Rd Kyneton | 3 | House | \$1,020,000 | 11 Dec 2025 |
|  67 Warren St Kyneton | 4 | House | \$820,000 | 11 Dec 2025 |
|  37 Hutton St Kyneton | 3 | House | \$836,000 | 09 Dec 2025 |
|  18 Jacobs Av Kyneton | 3 | House | \$690,000 | 04 Dec 2025 |
|  9 Tonks Ct Kyneton | 3 | House | \$1,100,000 | 02 Dec 2025 |
|  53 Westview Ct Kyneton | 4 | House | \$1,235,000 | 28 Nov 2025 |
|  26 Epping St KYNETON | 3 | House | \$1,140,000 | 26 Nov 2025 |

Sold Properties

KYNETON SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  8 Bolton Reserve La Kyneton | 3 | House | \$668,000 | 22 Nov 2025 |
|  2/39 Lauriston St Kyneton | 2 | House | \$490,000 | 20 Nov 2025 |
|  12 Blair Dr Kyneton | 2 | House | \$650,000 | 17 Nov 2025 |
|  15 Palmer Pl KYNETON | 3 | House | \$650,000 | 17 Nov 2025 |
|  10 Orr St Kyneton | 3 | House | \$825,000 | 14 Nov 2025 |
|  14 Wheatley St Kyneton | 3 | House | \$830,000 | 14 Nov 2025 |
|  46 Mitchell St Kyneton | 2 | House | \$710,000 | 13 Nov 2025 |
|  40 Mollison St Kyneton | 3 | House | \$1,050,000 | 13 Nov 2025 |
|  1/134 High St Kyneton | 3 | Flat/Unit/Apartment | \$790,000 | 13 Nov 2025 |
|  6 Kyneton Springhill Rd Kyneton | 3 | House | \$1,175,000 | 12 Nov 2025 |



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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