

# 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 68 Main Road, Campbells Creek Vic 3451  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$595,000

### Median sale price

Median price \$680,000 Property Type House Suburb Campbells Creek

Period - From 12/02/2024 to 11/02/2025 Source Property Data

### 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
1	39 Happy Valley Rd CASTLEMAINE 3450	\$476,000	23/01/2025
2	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
3	7 Lawrence St CASTLEMAINE 3450	\$572,000	05/12/2024

**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: 12/02/2025 15:31



**Property Type:** Land  
**Land Size:** 2003 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$595,000  
**Median House Price**  
 12/02/2024 - 11/02/2025: \$680,000

## Comparable Properties



**39 Happy Valley Rd CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$476,000  
**Method:** Private Sale  
**Date:** 23/01/2025  
**Property Type:** House  
**Land Size:** 3328 sqm approx



**56 Main Rd CAMPBELLS CREEK 3451 (REI)**

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 03/01/2025  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**7 Lawrence St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$572,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 622 sqm approx