

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 or
locality and postcode

13 Treasure Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$765,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 12/03/2024

to 11/03/2025

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	134 Duke St CASTLEMAINE 3450	\$810,000	28/08/2024
2	12 Roderick St CASTLEMAINE 3450	\$780,000	22/08/2024
3	9 Taylor St CASTLEMAINE 3450	\$770,000	11/06/2024

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:

12/03/2025 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$765,000

Median House Price

12/03/2024 - 11/03/2025: \$740,000

Comparable Properties



134 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 28/08/2024

Property Type: House

Land Size: 874 sqm approx



12 Roderick St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$780,000

Method: Private Sale

Date: 22/08/2024

Property Type: House

Land Size: 807 sqm approx



9 Taylor St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 1 2

Price: \$770,000

Method: Private Sale

Date: 11/06/2024

Property Type: House

Land Size: 903 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377