

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

34 Penhallurick Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$985,000

Median sale price

Median price \$700,000 Property Type House Suburb Campbells Creek

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	11 Wallace St CASTLEMAINE 3450	\$945,000	21/03/2025
2	9 Penhallurick St CAMPBELLS CREEK 3451	\$1,035,000	03/03/2025
3	20 Domain Dr CASTLEMAINE 3450	\$930,000	15/05/2024

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:

17/04/2025 16:21



3 2 2

Property Type: House
Land Size: 1106 sqm approx
Agent Comments

Indicative Selling Price
\$985,000
Median House Price
March quarter 2025: \$700,000

Comparable Properties



11 Wallace St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 2 2

Price: \$945,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 322 sqm approx



9 Penhallurick St CAMPBELLS CREEK 3451 (REI)

[Agent Comments](#)

3 3 2

Price: \$1,035,000
Method: Private Sale
Date: 03/03/2025
Property Type: House
Land Size: 670 sqm approx



20 Domain Dr CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

2 2 2

Price: \$930,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 1030 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172