

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 47 Wheeler Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Range between \$620,000 & \$645,000

Median sale price

Median price \$740,000 Property Type House Suburb Castlemaine

Period - From 10/02/2024 to 09/02/2025 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	11 Murphy St CASTLEMAINE 3450	\$655,000	28/01/2025
2	5 Ray St CASTLEMAINE 3450	\$685,000	11/12/2024
3	3 Gaffney St CASTLEMAINE 3450	\$700,000	22/10/2024

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: 10/02/2025 16:01



3 1 2

Rooms: 4
Property Type: House
Land Size: 526 sqm approx
 Agent Comments

Indicative Selling Price
 \$620,000 - \$645,000
Median House Price
 10/02/2024 - 09/02/2025: \$740,000

Comparable Properties



11 Murphy St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 4

Price: \$655,000
Method: Private Sale
Date: 28/01/2025
Property Type: House
Land Size: 830 sqm approx



5 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$685,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 529 sqm approx



3 Gaffney St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$700,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 588 sqm approx

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