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Property Type: House (Res)

Land Size: 497 sqm approx

Agent Comments

Indicative Selling Price
\$770,000

Median House Price
December quarter 2024: \$700,000

Comparable Properties



7-9 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$797,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 301 sqm approx



83 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 593 sqm approx



18 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000

Method: Private Sale

Date: 07/06/2024

Property Type: House

Land Size: 508 sqm approx

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

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

5 Forest Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$770,000

Median sale price

Median price \$700,000

Property Type House

Suburb Castlemaine

Period - From 01/10/2024

to 31/12/2024

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	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024
2	83 Farnsworth St CASTLEMAINE 3450	\$810,000	13/11/2024
3	18 Bowden St CASTLEMAINE 3450	\$765,000	07/06/2024

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:

29/01/2025 11:46