

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19a Hargraves Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$860,000

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

07/03/2024

to

06/03/2025

Source

Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Domain Dr CASTLEMAINE 3450	\$782,500	17/02/2025
2	92 Lyttleton St CASTLEMAINE 3450	\$875,000	13/02/2025
3	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/03/2025 14:22



2   
 1   
 0

**Property Type:** House  
**Land Size:** 280 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$860,000

**Median House Price**  
 07/03/2024 - 06/03/2025: \$740,000

## Comparable Properties



**4 Domain Dr CASTLEMAINE 3450 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$782,500  
**Method:** Private Sale  
**Date:** 17/02/2025  
**Property Type:** House  
**Land Size:** 350 sqm approx



**92 Lyttleton St CASTLEMAINE 3450 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 13/02/2025  
**Property Type:** House



**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

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