Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	19a Hargraves Street, Castlemaine Vic 3450
Including suburb and	
postcode	

Indicative selling price

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

Single price \$860,000

Median sale price

Median price \$7	740,000 F	Property Type	House		Suburb	Castlemaine
Period - From 07	7/03/2024 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

Addition of comparable property		1 1100	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



Date of sale







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)

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Agent Comments

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



92 Lyttleton St CASTLEMAINE 3450 (REI)

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Agent Comments

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



7-9 Doveton St CASTLEMAINE 3450 (REI)

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Price: \$797,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 301 sqm approx Agent Comments

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





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