

# 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

25a Farnsworth 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

\$945,000

### Median sale price

Median price

\$725,000

Property Type

House

Suburb

Castlemaine

Period - From

07/04/2024

to

06/04/2025

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	53 Gingell St CASTLEMAINE 3450	\$875,000	14/02/2025
2	92 Lyttleton St CASTLEMAINE 3450	\$875,000	13/02/2025
3	322 Barker St CASTLEMAINE 3450	\$865,000	21/11/2024

**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:

07/04/2025 16:36



3 1 2

Property Type: House  
Land Size: 1290 sqm approx  
Agent Comments

Indicative Selling Price  
\$945,000  
Median House Price  
07/04/2024 - 06/04/2025: \$725,000

Comparable Properties



53 Gingell St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$875,000  
Method: Private Sale  
Date: 14/02/2025  
Property Type: House  
Land Size: 783 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



322 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$865,000  
Method: Private Sale  
Date: 21/11/2024  
Property Type: House  
Land Size: 704 sqm approx