

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

1/6 Maltby Drive, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$531,500

Property Type

Unit

Suburb

Castlemaine

Period - From

03/10/2024

to

02/10/2025

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	3/4 Union St CASTLEMAINE 3450	\$555,000	15/05/2025
2	3/23 Campbell St CASTLEMAINE 3450	\$545,000	17/03/2025
3	3/61 Templeton St CASTLEMAINE 3450	\$555,000	17/08/2024

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:

03/10/2025 11:45



3
 2
 2

Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

03/10/2024 - 02/10/2025: \$531,500

Comparable Properties



3/4 Union St CASTLEMAINE 3450 (VG)

Agent Comments

2
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Price: \$555,000
Method: Sale
Date: 15/05/2025
Property Type: Flat/Unit/Apartment (Res)



3/23 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 1
 1

Price: \$545,000
Method: Private Sale
Date: 17/03/2025
Property Type: Unit



3/61 Templeton St CASTLEMAINE 3450 (VG)

Agent Comments

2
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Price: \$555,000
Method: Sale
Date: 17/08/2024
Property Type: Flat/Unit/Apartment (Res)

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