

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 Sterrit Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2025

to

30/09/2025

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	38 William St CASTLEMAINE 3450	\$780,000	22/10/2025
2	34 Ray St CASTLEMAINE 3450	\$755,000	24/09/2025
3	1a Britton St CASTLEMAINE 3450	\$745,000	05/08/2025

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:

07/11/2025 11:19



2 2 2

Property Type: House (Res)
Land Size: 1698 sqm approx
Agent Comments

Indicative Selling Price
\$775,000

Median House Price
September quarter 2025: \$760,000

Comparable Properties



38 William St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 3

Price: \$780,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 1009 sqm approx



34 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 4

Price: \$755,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 1036 sqm approx



1a Britton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 2

Price: \$745,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 1027 sqm approx

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