## 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 Treasure Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$700,000		&		\$745,000			
Median sale price								
Median price	\$761,250	Pro	operty Type	Hou	se		Suburb	Castlemaine
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	13 Treasure St CASTLEMAINE 3450	\$780,000	20/03/2025
2	4 Treasure St CASTLEMAINE 3450	\$725,000	12/03/2025
3	9 Treasure St CASTLEMAINE 3450	\$701,000	21/10/2024

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:

16/06/2025 11:53









Property Type: House Land Size: 823 sqm approx Agent Comments

**Indicative Selling Price** \$700,000 - \$745,000 **Median House Price** March guarter 2025: \$761,250

# **Comparable Properties**



Price: \$780,000 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 871 sqm approx

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#### 4 Treasure St CASTLEMAINE 3450 (REI)

13 Treasure St CASTLEMAINE 3450 (REI/VG)



Price: \$725,000 Method: Private Sale Date: 12/03/2025 Property Type: House Land Size: 550 sqm approx

9 Treasure St CASTLEMAINE 3450 (REI/VG) л

Agent Comments

Agent Comments

Agent Comments



Price: \$701,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 658 sqm approx

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

propertydata



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