Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1 Vincent Place, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$749,000

Median sale price

Median price \$749,500	Property Type	House	Suburb	Castlemaine
Period - From 27/10/2024	to 26/10/2025	Sou	urce 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

Address of comparable property		Price	Date of sale
1	40 North St CASTLEMAINE 3450	\$730,000	24/10/2025
2	1a Britton St CASTLEMAINE 3450	\$745,000	05/08/2025
3	3 Preshaw St CASTLEMAINE 3450	\$760,000	17/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	27/10/2025 12:52









Property Type: House **Land Size:** 618 sqm approx

Agent Comments

Indicative Selling Price \$749,000 Median House Price 27/10/2024 - 26/10/2025: \$749,500

Comparable Properties



40 North St CASTLEMAINE 3450 (REI)

2

1

Price: \$730,000 Method: Private Sale Date: 24/10/2025 Property Type: House Land Size: 416 sqm approx **Agent Comments**



1a Britton St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

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



3 Preshaw St CASTLEMAINE 3450 (REI/VG)

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2

2

Price: \$760,000 Method: Private Sale Date: 17/07/2025 Property Type: House Land Size: 821 sqm approx Agent Comments

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





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