

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

115 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Castlemaine

Period - From

22/09/2024

to

21/09/2025

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	1 Prendergast St CASTLEMAINE 3450	\$580,000	18/09/2025
2	175 Main Rd CHEWTON 3451	\$600,000	03/09/2025
3	58a Duke St CASTLEMAINE 3450	\$575,000	05/02/2025

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:

22/09/2025 10:28



2
 1
 1

Property Type: House
Land Size: 332 sqm approx
 Agent Comments

Indicative Selling Price
 \$575,000

Median House Price
 22/09/2024 - 21/09/2025: \$745,000

Comparable Properties



1 Prendergast St CASTLEMAINE 3450 (REI)

Agent Comments

3
 1
 2

Price: \$580,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 539 sqm approx



175 Main Rd CHEWTON 3451 (REI)

Agent Comments

2
 2
 2

Price: \$600,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 386 sqm approx



58a Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 2

Price: \$575,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 485 sqm approx

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