

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

13 Douglas Crescent, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Castlemaine

Period - From

15/12/2024

to

14/12/2025

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	40 North St CASTLEMAINE 3450	\$730,000	24/10/2025
2	14a Chapel St CAMPBELLS CREEK 3451	\$695,000	29/09/2025
3	6 Dick St CASTLEMAINE 3450	\$745,000	01/09/2025

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:

15/12/2025 15:22



Property Type: House (Res)
Land Size: 669 sqm approx
 Agent Comments

Indicative Selling Price
 \$695,000

Median House Price
 15/12/2024 - 14/12/2025: \$755,000

Comparable Properties



40 North St CASTLEMAINE 3450 (REI/VG)

Agent Comments



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



14a Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 814 sqm approx



6 Dick St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 704 sqm approx

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