

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

14 Church Street, Chewton Vic 3451

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Chewton

Period - From

04/05/2025

to

03/05/2026

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 eighteen 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	22 Baird St CASTLEMAINE 3450	\$832,500	21/11/2025
2	24b Urquhart St CASTLEMAINE 3450	\$830,000	22/05/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

04/05/2026 14:00



3
 2
 1

Property Type: House
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
 \$875,000

Median House Price
 04/05/2025 - 03/05/2026: \$725,000

Comparable Properties



22 Baird St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 1

Price: \$832,500
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 363 sqm approx



24b Urquhart St CASTLEMAINE 3450 (REI)

Agent Comments

3
 1
 2

Price: \$830,000
Method: Private Sale
Date: 22/05/2025
Property Type: House
Land Size: 532 sqm approx

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 eighteen months.

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