

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

15 Pitman Street, Chewton Vic 3451

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$718,125

Property Type

House

Suburb

Chewton

Period - From

01/10/2024

to

30/09/2025

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	1a Britton St CASTLEMAINE 3450	\$745,000	05/08/2025
2	89 Duke St CASTLEMAINE 3450	\$700,000	04/04/2025
3	28 Fryers Rd CHEWTON 3451	\$761,250	31/12/2024

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:

01/10/2025 13:37



3
 1
 3

Rooms: 5
Property Type: House
Land Size: 1023 sqm approx
Agent Comments

Indicative Selling Price
 \$725,000

Median House Price
 01/10/2024 - 30/09/2025: \$718,125

Comparable Properties



1a Britton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 2
 2

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



89 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 2

Price: \$700,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 1002 sqm approx



28 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3
 1
 1

Price: \$761,250
Method: Private Sale
Date: 31/12/2024
Property Type: House
Land Size: 1300 sqm approx

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