

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4-6 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2025

to

30/09/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

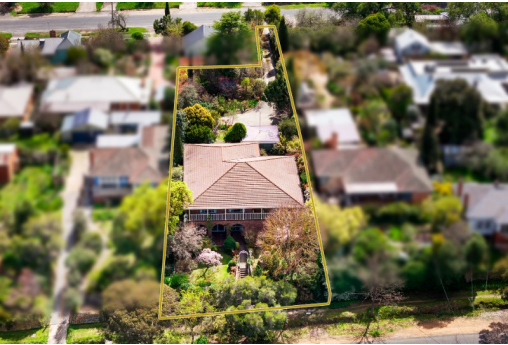
	Address of comparable property	Price	Date of sale
1	139-143 Mostyn St CASTLEMAINE 3450	\$1,500,000	12/08/2025
2	51 Berkeley St CASTLEMAINE 3450	\$1,400,000	20/06/2025
3			

OR

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

This Statement of Information was prepared on:

03/10/2025 17:13



5 3 2

Property Type: House (Res)
Land Size: 1568 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2025: \$760,000

Comparable Properties



139-143 Mostyn St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 8

Price: \$1,500,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 1525 sqm approx



51 Berkeley St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 3 2

Price: \$1,400,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 1018 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.