Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	15b Chapel Street, Campbells Creek Vic 3451
Including suburb and	
postcode	

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$690,00)0 Pr	operty Type	House]	Suburb	Campbells Creek
Period - From 01/10/2	024 to	30/09/2025	So	ource	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

1	2 Chapel St CAMPBELLS CREEK 3451	\$585,000	09/09/2025
2	175 Main Rd CHEWTON 3451	\$600,000	03/09/2025
3	335 Barker St CASTLEMAINE 3450	\$590,000	08/07/2025

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:	07/10/2025 17:02



Date of sale







Property Type: House (Res) **Land Size:** 338 sqm approx

Agent Comments

Indicative Selling Price \$585,000 Median House Price

Year ending September 2025: \$690,000

Comparable Properties



2 Chapel St CAMPBELLS CREEK 3451 (REI/VG)

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Agent Comments

Price: \$585,000 Method: Private Sale Date: 09/09/2025 Property Type: House Land Size: 312 sqm approx



175 Main Rd CHEWTON 3451 (REI)

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Agent Comments

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



335 Barker St CASTLEMAINE 3450 (REI/VG)

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Price: \$590,000 Method: Private Sale Date: 08/07/2025 Property Type: House Land Size: 434 sqm approx Agent Comments

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





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