

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

2/21 Van Heurck Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$757,500

Property Type House

Suburb Castlemaine

Period - From 03/12/2024

to 02/12/2025

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	1 Prendergast St CASTLEMAINE 3450	\$580,000	18/09/2025
2	11 Dick St CASTLEMAINE 3450	\$510,000	12/06/2025
3	22 Steele St CHEWTON 3451	\$600,000	28/02/2025

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:

03/12/2025 10:28



Property Type:
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
03/12/2024 - 02/12/2025: \$757,500

Comparable Properties



1 Prendergast St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 539 sqm approx

11 Dick St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 12/06/2025
Property Type: House (Res)
Land Size: 740 sqm approx



22 Steele St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 925 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377