Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 Kaweka Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

\$485,000
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Median sale price

Median price	\$760,000	Pro	perty 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 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

	aress of comparable property	1 1100	Date of Sale
1	94 Farnsworth St CASTLEMAINE 3450	\$520,000	26/06/2025
2	1/1 Kaweka St CASTLEMAINE 3450	\$518,000	15/04/2025
3	35 Johnstone St CASTLEMAINE 3450	\$510,000	24/04/2024

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:	24/10/2025 10:48



Date of sale





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Property Type: House (Res) **Land Size:** 671 sqm approx

Agent Comments

Indicative Selling Price \$485,000 Median House Price September quarter 2025: \$760,000

Comparable Properties



94 Farnsworth St CASTLEMAINE 3450 (REI/VG)

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Price: \$520,000 Method: Private Sale Date: 26/06/2025 Property Type: House

Land Size: 667 sqm approx

Agent Comments



1/1 Kaweka St CASTLEMAINE 3450 (VG)



Agent Comments

Price: \$518,000 Method: Sale Date: 15/04/2025

Property Type: Flat/Unit/Apartment (Res)



35 Johnstone St CASTLEMAINE 3450 (REI)

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Price: \$510,000 Method: Private Sale Date: 24/04/2024 Property Type: House Land Size: 388 sqm approx Agent Comments

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





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