

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

20 Montgomery Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$785,000

Median sale price

Median price \$747,000

Property Type House

Suburb Castlemaine

Period - From 25/09/2024

to 24/09/2025

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	8 Roalies PI CAMPBELLS CREEK 3451	\$755,000	03/09/2025
2	7a Stewart St CASTLEMAINE 3450	\$739,000	10/07/2025
3	4 Domain Dr CASTLEMAINE 3450	\$782,500	17/02/2025

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:

25/09/2025 15:56



 3  

Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price

\$785,000

Median House Price

25/09/2024 - 24/09/2025: \$747,000

Comparable Properties



8 Roalies PI CAMPBELLS CREEK 3451 (REI)

Agent Comments

 4  2  2

Price: \$755,000

Method: Private Sale

Date: 03/09/2025

Property Type: House

Land Size: 577 sqm approx



7a Stewart St CASTLEMAINE 3450 (REI)

Agent Comments

 2  1  1

Price: \$739,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 301 sqm approx



4 Domain Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  2

Price: \$782,500

Method: Private Sale

Date: 17/02/2025

Property Type: House

Land Size: 350 sqm approx

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