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
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Address	21 Richards Road, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$575,000

Median sale price

Median price	\$747,000	Pro	perty Type	louse		Suburb	Castlemaine
Period - From	03/11/2024	to	02/11/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	126 Johnstone St CASTLEMAINE 3450	\$600,000	09/07/2025
2	3 Forest St CASTLEMAINE 3450	\$595,000	13/05/2025
3	7 Lawrence St CASTLEMAINE 3450	\$572,000	05/12/2024

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:	03/11/2025 17:01



Date of sale





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Rooms: 5

Property Type: House **Land Size:** 653 sqm approx

Agent Comments

Indicative Selling Price \$575,000 Median House Price 03/11/2024 - 02/11/2025: \$747,000

Comparable Properties



126 Johnstone St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 09/07/2025 Property Type: House Land Size: 660 sqm approx



3 Forest St CASTLEMAINE 3450 (REI/VG)

2



1



2

Agent Comments

Price: \$595,000 Method: Private Sale Date: 13/05/2025 Property Type: House Land Size: 518 sqm approx



7 Lawrence St CASTLEMAINE 3450 (REI/VG)

2



1

Price: \$572,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 622 sqm approx Agent Comments

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





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