

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 and
postcode

218 MAIN ROAD CHEWTON VIC 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Chewton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

6 DINAH ROAD CHEWTON VIC 3451	\$795,000	21-Jul-25
22 HUNTER STREET CASTLEMAINE VIC 3450	\$1,010,000	27-Jun-25
67 HARGRAVES STREET CASTLEMAINE VIC 3450	\$785,000	29-Apr-25

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: 28 July 2025



6 DINAH ROAD CHEWTON VIC 3451

 3  1  1

Sold Price

^{RS} **\$795,000**

Sold Date

21-Jul-25

Distance

1.01km



22 HUNTER STREET CASTLEMAINE VIC 3450

 3  1  1

Sold Price

^{RS} **\$1,010,000**

Sold Date

27-Jun-25

Distance

4.57km



67 HARGRAVES STREET CASTLEMAINE VIC 3450

 1  1  1

Sold Price

\$785,000

Sold Date

29-Apr-25

Distance

4.37km

RS = Recent sale

UN = Undisclosed Sale

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