Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	22 Andrew 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

Single price \$750,000

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

Add	dress of comparable property	Price	Date of sale
1	34 Ray St CASTLEMAINE 3450	\$755,000	24/09/2025
2	12 Andrew St CASTLEMAINE 3450	\$828,000	25/08/2025
3	24b Urquhart St CASTLEMAINE 3450	\$830,000	22/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/11/2025 14:40









Rooms: 5

Property Type: Residential **Land Size:** 580 sqm approx

Agent Comments

Indicative Selling Price \$750,000 Median House Price September quarter 2025: \$760,000

Comparable Properties



34 Ray St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$755,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 1036 sqm approx



12 Andrew St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$828,000 Method: Private Sale Date: 25/08/2025 Property Type: House

Land Size: 1234 sqm approx



24b Urquhart St CASTLEMAINE 3450 (REI)

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Price: \$830,000

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Agent Comments

Method: Private Sale Date: 22/05/2025 Property Type: House Land Size: 532 sqm approx

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





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