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 22 Archers Road, Chewton Vic 3451		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$385,000		
Median sale price*		
Median price Property Type Subu	Chewton	
Period - From to Source		
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 23 Happy Valley Rd CASTLEMAINE 3450	\$375,000	13/11/2025
2 43 Fryers Rd CAMPBELLS CREEK 3451	\$355,000	11/09/2025
3 27 Happy Valley Rd CASTLEMAINE 3450	\$345,000	26/02/2025
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: 12/12/2025 11:59		
* When this Statement of Information was prepared, publicly available information providing median sale		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Land

Land Size: 2256 sqm approx

Agent Comments

Indicative Selling Price \$385,000 No median price available

Comparable Properties



23 Happy Valley Rd CASTLEMAINE 3450 (REI/VG)





Agent Comments

Price: \$375,000 Method: Private Sale Date: 13/11/2025 Property Type: Land

Land Size: 2537 sqm approx



43 Fryers Rd CAMPBELLS CREEK 3451 (REI)





Agent Comments

Agent Comments

Price: \$355,000 Method: Private Sale Date: 11/09/2025 Property Type: Land

Land Size: 1465 sqm approx



27 Happy Valley Rd CASTLEMAINE 3450 (VG)





Price: \$345,000 Method: Sale Date: 26/02/2025

Property Type: Hobby Farm < 20 ha Land Size: 5725 sqm approx

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





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