

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$385,000

### Median sale price\*

Median price

Property Type

Suburb

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 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



**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)**

Agent Comments



**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