

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 Baird Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$760,000 Property 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)

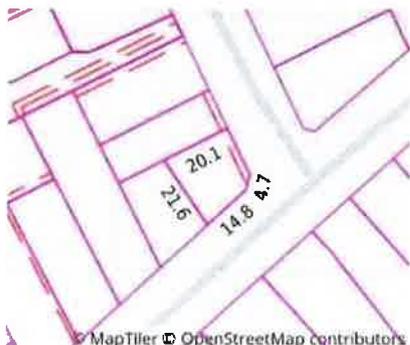
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Wallace St CASTLEMAINE 3450	\$945,000	21/03/2025
2	7 Treasure St CASTLEMAINE 3450	\$825,000	19/09/2025
3	28 Steele St CHEWTON 3451	\$860,000	17/07/2024

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: 28/10/2025 08:00



Property Type: Land

[Agent Comments](#)

Indicative Selling Price

\$845,000

Median House Price

September quarter 2025: \$760,000

Comparable Properties

11 Wallace St CASTLEMAINE 3450 (REI)

[Agent Comments](#)



Price: \$945,000

Method:

Date: 21/03/2025

Property Type: House



7 Treasure St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)



Price: \$825,000

Method: Private Sale

Date: 19/09/2025

Property Type: House

Land Size: 800 sqm approx



28 Steele St CHEWTON 3451 (REI/VG)

[Agent Comments](#)



Price: \$860,000

Method: Private Sale

Date: 17/07/2024

Property Type: House

Land Size: 704 sqm approx

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