

# 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 Freeman Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$695,000

### Median sale price

Median price

\$734,500

Property Type

House

Suburb

Castlemaine

Period - From

21/07/2024

to

20/07/2025

Source

Property Data

### 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	12 Parker St CASTLEMAINE 3450	\$680,500	02/04/2025
2	36 Brigade Av CAMPBELLS CREEK 3451	\$650,000	26/03/2025
3	11a Urquhart St CASTLEMAINE 3450	\$740,000	06/03/2025

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:

21/07/2025 11:46



2 1 1

Property Type: House  
Land Size: 398 sqm approx  
Agent Comments

Indicative Selling Price  
\$695,000  
Median House Price  
21/07/2024 - 20/07/2025: \$734,500

Comparable Properties



12 Parker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 4

Price: \$680,500  
Method: Private Sale  
Date: 02/04/2025  
Property Type: House  
Land Size: 1012 sqm approx



36 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000  
Method: Private Sale  
Date: 26/03/2025  
Property Type: House  
Land Size: 576 sqm approx



11a Urquhart St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 1

Price: \$740,000  
Method: Private Sale  
Date: 06/03/2025  
Property Type: House  
Land Size: 381 sqm approx