

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

24 Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$761,250

Property Type House

Suburb Castlemaine

Period - From 01/01/2025

to 31/03/2025

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	100 Diamond Gully Rd MCKENZIE HILL 3451	\$800,000	28/04/2025
2	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
3	19 Chapmans Rd CASTLEMAINE 3450	\$810,000	01/06/2024

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:

30/05/2025 17:17



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Property Type: Residential Land

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$795,000

Median House Price

March quarter 2025: \$761,250

Comparable Properties



100 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

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 2

Price: \$800,000

Method: Private Sale

Date: 28/04/2025

Property Type: House

Land Size: 500 sqm approx



14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

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 2

Price: \$780,000

Method: Private Sale

Date: 04/02/2025

Property Type: House

Land Size: 798 sqm approx



19 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

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 4

Price: \$810,000

Method: Private Sale

Date: 01/06/2024

Property Type: House

Land Size: 817 sqm approx

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