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	24 Chapmans Road, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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

Agent Comments

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)

Price: \$810,000 Method: Private Sale Date: 01/06/2024 Property Type: House Land Size: 817 sqm approx Agent Comments

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





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