

# 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

25a Ray Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$319,000

### Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Castlemaine

Period - From 19/06/2024

to 18/06/2025

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	57 Campbell St CASTLEMAINE 3450	\$320,000	05/03/2025
2	42a Ray St CASTLEMAINE 3450	\$355,000	28/10/2024
3	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024

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:

19/06/2025 12:43

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$319,000

**Median Land Price**

19/06/2024 - 18/06/2025: \$320,000

## Comparable Properties

**57 Campbell St CASTLEMAINE 3450 (VG)**

Agent Comments

**Price:** \$320,000**Method:** Sale**Date:** 05/03/2025**Property Type:** Land**Land Size:** 381 sqm approx**42a Ray St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

**Price:** \$355,000**Method:** Private Sale**Date:** 28/10/2024**Property Type:** Land**Land Size:** 979 sqm approx**21 Moscript St CAMPBELLS CREEK 3451 (VG)**

Agent Comments

**Price:** \$300,000**Method:** Sale**Date:** 12/08/2024**Property Type:** Land**Land Size:** 1153 sqm approx