# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

\$680,000

# Property offered for sale

Address	28 Hunter Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$700,000 & \$745,000	Range between	\$700,000	&	\$745,000
-------------------------------------	---------------	-----------	---	-----------

### Median sale price

Median price \$755,000	Pro	operty Type Hou	ıse		Suburb	Castlemaine
Period - From 01/12/2024	to	30/11/2025	Sou	urce	Property	/ Data

# Comparable property sales (\*Delete A or B below as applicable)

53 Hunter St CASTLEMAINE 3450

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.

1 1 Vincent PI CASTLEMAINE 3450 \$760,000 21/11/2025   2 40 North St CASTLEMAINE 3450 \$730,000 24/10/2025	Address of comparable property		Price	Date of sale
2 40 North St CASTLEMAINE 3450 \$730,000 24/10/2025	1	1 Vincent PI CASTLEMAINE 3450	\$760,000	21/11/2025
	2	40 North St CASTLEMAINE 3450	\$730,000	24/10/2025

#### 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:	01/12/2025 16:40



02/10/2025







Rooms: 4

**Property Type:** House **Land Size:** 303 sqm approx

**Agent Comments** 

Indicative Selling Price \$700,000 - \$745,000 Median House Price 01/12/2024 - 30/11/2025: \$755,000

# Comparable Properties



1 Vincent PI CASTLEMAINE 3450 (REI)

**二** 2

2

**Agent Comments** 

Price: \$760,000 Method: Private Sale Date: 21/11/2025 Property Type: House Land Size: 618 sqm approx



40 North St CASTLEMAINE 3450 (REI)

2

**—** 

**3** ₁

Agent Comments

Price: \$730,000 Method: Private Sale Date: 24/10/2025 Property Type: House Land Size: 416 sqm approx



53 Hunter St CASTLEMAINE 3450 (REI/VG)

•=

2

**—** 

٠ و

Price: \$680,000 Method: Private Sale Date: 02/10/2025 Property Type: House Land Size: 1014 sqm approx Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.