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	28 Myring 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

Single price \$895,000

Median sale price

Median price	\$750,000	Pro	perty Type Ho	ouse		Suburb	Castlemaine
Period - From	19/11/2024	to	18/11/2025	s	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

Address of comparable property		Price	Date of sale
1	43 Mcgrath St CASTLEMAINE 3450	\$865,000	31/10/2025
2	40 William St CASTLEMAINE 3450	\$865,000	30/07/2024
3	25 Wimble St CASTLEMAINE 3450	\$850,000	26/07/2024

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:	19/11/2025 10:01







Property Type: House Land Size: 1190 sqm approx

Agent Comments

Indicative Selling Price \$895,000 **Median House Price** 19/11/2024 - 18/11/2025: \$750,000

Comparable Properties



43 Mcgrath St CASTLEMAINE 3450 (REI)

Price: \$865,000 Method: Private Sale Date: 31/10/2025 Property Type: House Land Size: 1834 sqm approx **Agent Comments**



40 William St CASTLEMAINE 3450 (VG)



Agent Comments

Price: \$865,000 Method: Sale Date: 30/07/2024

Property Type: House (Res) Land Size: 1012 sqm approx

25 Wimble St CASTLEMAINE 3450 (REI/VG)



Price: \$850,000 Method: Private Sale Date: 26/07/2024 **Property Type:** House Land Size: 1040 sqm approx Agent Comments

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





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