Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

28a Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $751,250   Property Type House   Suburb Castlemaine

Period - From 27/11/2024 to 26/11/2025   Source Property Data

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.
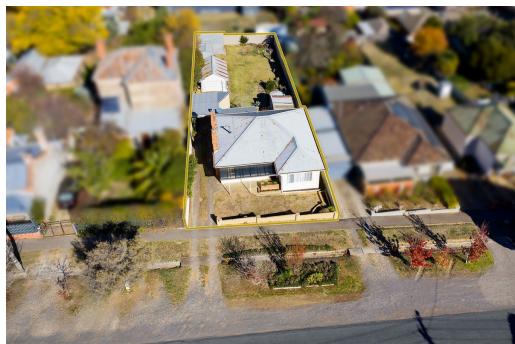
	Address of comparable property	Price	Date of sale
1	40 North St CASTLEMAINE 3450	$730,000	24/10/2025
2	6 Dick St CASTLEMAINE 3450	$745,000	01/09/2025
3	1a Britton St CASTLEMAINE 3450	$745,000	05/08/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/11/2025 13:18

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Property Type:

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
27/11/2024 - 26/11/2025: $751,250

Comparable Properties

40 North St CASTLEMAINE 3450 (REI)

🛏️ 2   🛁 1   🚗 1

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

Agent Comments

6 Dick St CASTLEMAINE 3450 (REI)

🛏️ 3   🛁 1   🚗 3

Price: $745,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 704 sqm approx

Agent Comments

1a Britton St CASTLEMAINE 3450 (REI/VG)

🛏️ 2   🛁 2   🚗 2

Price: $745,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 1027 sqm approx

Agent Comments

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