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	28a Campbell Street, Castlemaine Vic 3450
Including suburb and	
postcode	

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$	785,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From 0	1/04/2025	to	30/06/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	3 Preshaw St CASTLEMAINE 3450	\$760,000	17/07/2025
2	37 William St CASTLEMAINE 3450	\$725,000	15/05/2025
3	67 Hargraves St CASTLEMAINE 3450	\$785,000	06/05/2025

OR

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

This Statement of Information was prepared on:	16/09/2025 10:32









Property Type: House **Land Size:** 710 sqm approx

Agent Comments

Indicative Selling Price \$775,000 Median House Price June quarter 2025: \$785,000

Comparable Properties



3 Preshaw St CASTLEMAINE 3450 (REI/VG)

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2

Agent Comments

Price: \$760,000 Method: Private Sale Date: 17/07/2025 Property Type: House Land Size: 821 sqm approx



37 William St CASTLEMAINE 3450 (REI/VG)

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2

Agent Comments

Price: \$725,000 Method: Private Sale Date: 15/05/2025 Property Type: House Land Size: 525 sqm approx



67 Hargraves St CASTLEMAINE 3450 (REI/VG)

6

1

Price: \$785,000 Method: Private Sale Date: 06/05/2025 Property Type: House Land Size: 514 sqm approx Agent Comments

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





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