

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

29 Gaffney Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$729,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	20/19 Reckleben St CASTLEMAINE 3450	\$960,000	06/08/2026
2	6 Butterworth St CASTLEMAINE 3450	\$1,170,000	24/04/2026
3	18 Brown St CASTLEMAINE 3450	\$1,050,000	05/03/2026

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:

24/08/2026 14:45



3 2 0

Rooms: 9
Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
Year ending June 2026: \$729,500

Comparable Properties



20/19 Reckleben St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 1

Price: \$960,000
Method: Private Sale
Date: 06/08/2026
Property Type: House



6 Butterworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

6 2 2

Price: \$1,170,000
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 1814 sqm approx



18 Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments

5 2 2

Price: \$1,050,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 1201 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377