

# 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

3 Preshaw Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$765,000

### Median sale price

Median price

\$737,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2024

to

31/03/2025

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	19 Froomes Rd CASTLEMAINE 3450	\$780,000	28/11/2024
2	7 Baird St CASTLEMAINE 3450	\$839,000	10/04/2024
3	77 Farnsworth St CASTLEMAINE 3450	\$750,000	09/04/2024

**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:

09/05/2025 11:47



2 1 2

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 821 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$765,000  
**Median House Price**  
Year ending March 2025: \$737,000

## Comparable Properties



**19 Froomes Rd CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** House  
**Land Size:** 4000 sqm approx



**7 Baird St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$839,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** House  
**Land Size:** 1261 sqm approx



**77 Farnsworth St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

2 1 3

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** House  
**Land Size:** 768 sqm approx

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