Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3 Preshaw 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	\$765,000

Median sale price

Median price	\$737,000	Pro	perty 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

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



Date of sale







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)

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



7 Baird St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

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)

Price: \$750,000

Agent Comments

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





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