

# 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

32 Wilkie 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

\$1,685,000

### Median sale price

Median price

\$761,250

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2025

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 eighteen 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 Butterworth St CASTLEMAINE 3450	\$1,715,000	15/03/2024
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

15/05/2025 12:27



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Property Type: Residential  
Land Size: 4050 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,685,000  
Median House Price  
March quarter 2025: \$761,250

## Comparable Properties



19 Butterworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

5 3 2

Price: \$1,715,000  
Method: Private Sale  
Date: 15/03/2024  
Property Type: House  
Land Size: 3649 sqm approx

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 eighteen months.