

# 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

34 Penhallurick Street, Campbells Creek Vic 3451

### Indicative selling price

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

Single price

\$985,000

### Median sale price

Median price

\$700,000

Property Type

House

Suburb

Campbells Creek

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 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 | 11 Wallace St CASTLEMAINE 3450         | \$945,000   | 21/03/2025   |
| 2 | 9 Penhallurick St CAMPBELLS CREEK 3451 | \$1,035,000 | 03/03/2025   |
| 3 | 20 Domain Dr CASTLEMAINE 3450          | \$930,000   | 15/05/2024   |

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:

17/04/2025 16:21



3 2 2

Property Type: House  
Land Size: 1106 sqm approx  
Agent Comments

Indicative Selling Price  
\$985,000  
Median House Price  
March quarter 2025: \$700,000

Comparable Properties



11 Wallace St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$945,000  
Method: Private Sale  
Date: 21/03/2025  
Property Type: House  
Land Size: 322 sqm approx



9 Penhallurick St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 3 2

Price: \$1,035,000  
Method: Private Sale  
Date: 03/03/2025  
Property Type: House  
Land Size: 670 sqm approx



20 Domain Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 2

Price: \$930,000  
Method: Private Sale  
Date: 15/05/2024  
Property Type: House  
Land Size: 1030 sqm approx