

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

38 Elizabeth Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/04/2025

to

30/06/2025

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	17 Chapel St CAMPBELLS CREEK 3451	\$620,000	18/07/2025
2	18 Greenhill Av CASTLEMAINE 3450	\$627,500	02/05/2025
3	20 Railway Av CASTLEMAINE 3450	\$627,000	04/04/2025

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:

19/08/2025 15:33



3 1 2

Property Type: House
Land Size: 2178 sqm approx
 Agent Comments

Indicative Selling Price
 \$625,000

Median House Price
 June quarter 2025: \$840,000

Comparable Properties



17 Chapel St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 4

Price: \$620,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 1518 sqm approx



18 Greenhill Av CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$627,500
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 1020 sqm approx



20 Railway Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$627,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 1087 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172