

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	4/61 Forest Street, Castlemaine Vic 3450
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Indicative selling price

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

Range between	\$500,000	&	\$530,000
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Median sale price

Median price	\$518,000	Property Type	Unit	Suburb	Castlemaine
Period - From	23/10/2024	to	22/10/2025	Source	Property Data

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	2/10 Gaulton St CASTLEMAINE 3450	\$540,000	09/10/2025
2	1/1 Kaweka St CASTLEMAINE 3450	\$518,000	15/04/2025
3	1/8 Halford St CASTLEMAINE 3450	\$500,000	28/01/2025

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:	23/10/2025 15:22
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Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$530,000
Median Unit Price
23/10/2024 - 22/10/2025: \$518,000

Comparable Properties



2/10 Gaulton St CASTLEMAINE 3450 (REI) Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 160 sqm approx



1/1 Kaweka St CASTLEMAINE 3450 (VG) Agent Comments

2 - -

Price: \$518,000
Method: Sale
Date: 15/04/2025
Property Type: Flat/Unit/Apartment (Res)



1/8 Halford St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 2

Price: \$500,000
Method: Private Sale
Date: 28/01/2025
Property Type: Unit
Land Size: 307 sqm approx