

# 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

45 Greenhill Avenue, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$1,395,000

### Median sale price

Median price \$730,000

Property Type House

Suburb Castlemaine

Period - From 18/07/2024

to 17/07/2025

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	51 Berkeley St CASTLEMAINE 3450	\$1,400,000	20/06/2025
2	46 Berkeley St CASTLEMAINE 3450	\$1,300,000	16/06/2025
3	11 Vincent St CASTLEMAINE 3450	\$1,380,000	27/05/2025

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:

18/07/2025 12:52



3 2 2

Property Type: House  
Land Size: 917 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,395,000  
Median House Price  
18/07/2024 - 17/07/2025: \$730,000

Comparable Properties



51 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

4 3 2

Price: \$1,400,000  
Method: Private Sale  
Date: 20/06/2025  
Property Type: House  
Land Size: 1018 sqm approx



46 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 3

Price: \$1,300,000  
Method: Private Sale  
Date: 16/06/2025  
Property Type: House  
Land Size: 1063 sqm approx



11 Vincent St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 -

Price: \$1,380,000  
Method: Private Sale  
Date: 27/05/2025  
Property Type: House  
Land Size: 1118 sqm approx