

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

47 Wheeler Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$609,000

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

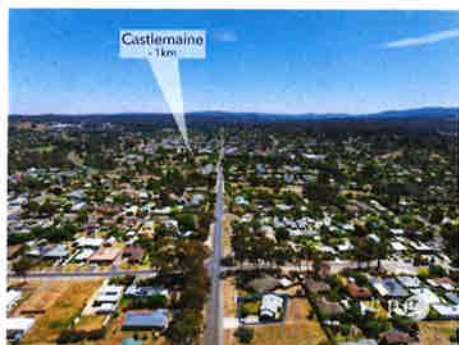
	Address of comparable property	Price	Date of sale
1	3 Forest St CASTLEMAINE 3450	\$595,000	13/05/2025
2	20 Saint St CASTLEMAINE 3450	\$560,000	01/05/2025
3	5 Roderick St CASTLEMAINE 3450	\$629,000	27/03/2025

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:

01/07/2025 16:05



3 1 2

Property Type: House
Land Size: 526 sqm approx
Agent Comments

Indicative Selling Price
\$609,000
Median House Price
March quarter 2025: \$761,250

Comparable Properties



3 Forest St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$595,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 518 sqm approx



20 Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments

1 1 1

Price: \$560,000
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 301 sqm approx



5 Roderick St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$629,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 302 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377