

# 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

5/8 Gaulton Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$545,000

### Median sale price

Median price

\$531,500

Property Type

Unit

Suburb

Castlemaine

Period - From

10/09/2024

to

09/09/2025

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	3/4 Union St CASTLEMAINE 3450	\$555,000	15/05/2025
2	3/23 Campbell St CASTLEMAINE 3450	\$545,000	17/03/2025
3	4/8 Gaulton St CASTLEMAINE 3450	\$575,000	20/11/2024

**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:

10/09/2025 15:45



2 1 3

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 181 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$545,000

**Median Unit Price**

10/09/2024 - 09/09/2025: \$531,500

## Comparable Properties



**3/4 Union St CASTLEMAINE 3450 (VG)**

Agent Comments

2 - -

**Price:** \$555,000  
**Method:** Sale  
**Date:** 15/05/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**3/23 Campbell St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** Unit



**4/8 Gaulton St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** House  
**Land Size:** 268 sqm approx

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