Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	5/8 Gaulton Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$545,000

Median sale price

Median price	\$531,500	Pro	perty Type Un	t		Suburb	Castlemaine
Period - From	10/09/2024	to	09/09/2025	Sc	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

Price: \$555,000 Method: Sale Date: 15/05/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



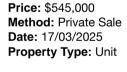
3/23 Campbell St CASTLEMAINE 3450 (REI/VG)

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Agent Comments





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





Agent Comments



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





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