Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	52a Ray Street, Castlemaine Vic 3450
Including suburb and	
postcode	

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$739,000	Pro	operty Type Hou	ıse		Suburb	Castlemaine
Period - From 04/09/2024	to	03/09/2025	So	urce	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	8 Roalies PI CAMPBELLS CREEK 3451	\$755,000	03/09/2025
2	9 Sheoak Ct CAMPBELLS CREEK 3451	\$840,000	29/05/2025
3	71b Moscript St CAMPBELLS CREEK 3451	\$843,000	20/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/09/2025 16:56



Date of sale







Indicative Selling Price \$795,000 Median House Price 04/09/2024 - 03/09/2025: \$739,000

Comparable Properties



8 Roalies PI CAMPBELLS CREEK 3451 (REI)

4

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2

Agent Comments

Price: \$755,000 Method: Private Sale Date: 03/09/2025 Property Type: House Land Size: 577 sqm approx



9 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

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4



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Agent Comments

Price: \$840,000 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 931 sqm approx



71b Moscript St CAMPBELLS CREEK 3451 (REI/VG)

4

2

Price: \$843,000 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 1495 sqm approx Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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