

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

52a Ray Street, Castlemaine Vic 3450

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

Property Type

House

Suburb

Castlemaine

Period - From

04/09/2024

to

03/09/2025

Source

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	Price	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



Property Type:
Agent Comments

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)

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)

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)

Agent Comments



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