

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

56 Parker Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$785,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2025

to

30/06/2025

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	46 Berkeley St CASTLEMAINE 3450	\$1,300,000	16/06/2025
2	9 Saint St CASTLEMAINE 3450	\$1,220,000	22/01/2025
3	23 View St CASTLEMAINE 3450	\$1,260,000	31/07/2024

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:

28/07/2025 16:38



4 2 2

Property Type: Residential House
Land Size: 1027 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
June quarter 2025: \$785,000

Comparable Properties



46 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 3

Price: \$1,300,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 1063 sqm approx



9 Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 1

Price: \$1,220,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 1019 sqm approx



23 View St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 3 3

Price: \$1,260,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 1197 sqm approx