

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 59 Doveton 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 \$645,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 24/10/2024

to 23/10/2025

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	138 Hargraves St CASTLEMAINE 3450	\$620,000	18/09/2025
2	46 Mcgrath St CASTLEMAINE 3450	\$650,000	06/08/2025
3	126 Johnstone St CASTLEMAINE 3450	\$600,000	09/07/2025

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:

24/10/2025 14:22



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Property Type: Land
Land Size: 566 sqm approx
 Agent Comments

Indicative Selling Price
 \$645,000
Median House Price
 24/10/2024 - 23/10/2025: \$750,000

Comparable Properties



138 Hargraves St CASTLEMAINE 3450 (REI)

Agent Comments

3
 1
 2

Price: \$620,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 450 sqm approx



46 Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments

3
 1
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Price: \$650,000
Method: Private Sale
Date: 06/08/2025
Property Type: House
Land Size: 639 sqm approx



126 Johnstone St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 2

Price: \$600,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 660 sqm approx