Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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Indicative selling price

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

Single price \$1,345,000

Median sale price

| Median price \$760 | ,000 Pro | pperty Type H | ouse | Suburb | Castlemaine |
|---------------------|-----------|---------------|------|-----------|-------------|
| Period - From 01/07 | 7/2025 to | 30/09/2025 | So | urce 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 |
|---|------------------------------------|-------------|--------------|
| ĺ | 1 45 Greenhill Av CASTLEMAINE 3450 | \$1,300,000 | 29/09/2025 |

| 2 | 11 Vincent St CASTLEMAINE 3450 | \$1,380,000 | 27/05/2025 |
|---|------------------------------------|-------------|------------|
| 3 | 27 Butterworth St CASTLEMAINE 3450 | \$1,320,000 | 09/04/2025 |

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: | 05/12/2025 17:19 |
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Property Type: House Land Size: 1814 sqm approx

Agent Comments

Indicative Selling Price \$1,345,000 Median House Price September quarter 2025: \$760,000

Comparable Properties



45 Greenhill Av CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 29/09/2025 Property Type: House Land Size: 917 sqm approx



11 Vincent St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$1,380,000 Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 1118 sqm approx



27 Butterworth St CASTLEMAINE 3450 (REI/VG)



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Price: \$1,320,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 4563 sqm approx Agent Comments

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





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