

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	98 Davy St TARADALE 3447	\$800,000	03/10/2025
2	7 McCay Reservoir Rd CHEWTON 3451	\$800,000	03/02/2025
3	2a Wright St ELPHINSTONE 3448	\$845,000	11/10/2024

**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:



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median House Price**  
27/01/2025 - 26/01/2026: \$870,000

## Comparable Properties



**98 Davy St TARADALE 3447 (VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Sale  
**Date:** 03/10/2025  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 5450 sqm approx



**7 McCay Reservoir Rd CHEWTON 3451 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 03/02/2025  
**Property Type:** House  
**Land Size:** 22000 sqm approx



**2a Wright St ELPHINSTONE 3448 (REI/VG)**

Agent Comments



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** House  
**Land Size:** 6326 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377