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	61 Elizabeth 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	\$575,000

Median sale price

Median price	\$749,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	23/10/2024	to	22/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	32 Moscript St CAMPBELLS CREEK 3451	\$620,000	13/08/2025
2	24 Maldon Rd MCKENZIE HILL 3451	\$585,000	26/06/2025
3	58a Duke St CASTLEMAINE 3450	\$575,000	05/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	23/10/2025 13:44









Indicative Selling Price \$575,000 **Median House Price** 23/10/2024 - 22/10/2025: \$749,000

Comparable Properties



32 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Price: \$620,000 Method: Private Sale Date: 13/08/2025 Property Type: House Land Size: 1013 sqm approx

Agent Comments

Agent Comments



24 Maldon Rd MCKENZIE HILL 3451 (REI)



Price: \$585,000 Method: Private Sale Date: 26/06/2025 Property Type: House

58a Duke St CASTLEMAINE 3450 (REI/VG)

Land Size: 603 sqm approx



Price: \$575,000 Method: Private Sale Date: 05/02/2025

Agent Comments

Property Type: House Land Size: 485 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.