

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

61 Elizabeth Street, Castlemaine Vic 3450

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

Property 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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



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



24 Maldon Rd MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 603 sqm approx



58a Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 485 sqm approx