

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

63 Elizabeth Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$694,000

Property Type

House

Suburb

Campbells Creek

Period - From

19/11/2024

to

18/11/2025

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	11 Adams St CASTLEMAINE 3450	\$510,000	03/07/2025
2	109a Duke St CASTLEMAINE 3450	\$427,000	26/05/2025
3	68 Main Rd CAMPBELLS CREEK 3451	\$507,000	21/03/2025

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:

19/11/2025 10:37



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Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$475,000
Median House Price
19/11/2024 - 18/11/2025: \$694,000

Comparable Properties



11 Adams St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 -

Price: \$510,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 402 sqm approx



109a Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$427,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 1020 sqm approx



68 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 -

Price: \$507,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 2004 sqm approx