#### 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	63 Elizabeth Street, Campbells Creek Vic 3451
Including suburb or	·
locality and postcode	

#### 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	Pro	perty Type	House		Suburb	Campbells Creek
Period - From 1	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









**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)

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Agent Comments

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)

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Agent Comments

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)

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

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





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