

# 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

71 Templeton Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$1,695,000

### Median sale price

Median price \$760,000

Property Type House

Suburb Castlemaine

Period - From 01/07/2025

to 30/09/2025

Source REIV

### 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 eighteen 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 | 3 Chapmans Rd CASTLEMAINE 3450    | \$1,700,000 | 16/09/2025   |
| 2 | 188 Hargraves St CASTLEMAINE 3450 | \$1,690,000 | 01/11/2024   |
| 3 |                                   |             |              |

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 eighteen months.~~

This Statement of Information was prepared on:

27/11/2025 17:02



4 3 2

Property Type: House  
Land Size: 760 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,695,000  
Median House Price  
September quarter 2025: \$760,000

Comparable Properties



3 Chapmans Rd CASTLEMAINE 3450 (REI)

Agent Comments

5 3 6

Price: \$1,700,000  
Method: Private Sale  
Date: 16/09/2025  
Property Type: House



188 Hargraves St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$1,690,000  
Method: Private Sale  
Date: 01/11/2024  
Property Type: House  
Land Size: 1013 sqm approx

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 eighteen months.