

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

9 Farran Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$752,500

Property Type

House

Suburb

Castlemaine

Period - From

12/12/2024

to

11/12/2025

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	2 Kaweka St CASTLEMAINE 3450	\$510,000	01/12/2025
2	1 Prendergast St CASTLEMAINE 3450	\$580,000	18/09/2025
3	24 Maldon Rd MCKENZIE HILL 3451	\$585,000	26/06/2025

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:

12/12/2025 11:45



2 1 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
12/12/2024 - 11/12/2025: \$752,500

Comparable Properties



2 Kaweka St CASTLEMAINE 3450 (REI)

Agent Comments

1 1 1

Price: \$510,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 671 sqm approx



1 Prendergast St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$580,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 539 sqm approx



24 Maldon Rd MCKENZIE HILL 3451 (REI)

Agent Comments

3 1 2

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