

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 **9 North Street, Castlemaine Vic 3450**
Including suburb or
locality and postcode

Indicative selling price

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

Range between **\$650,000** & **\$670,000**

Median sale price

Median price **\$755,000** Property Type **House** Suburb **Castlemaine**
Period - From **01/01/2025** to **31/12/2025** 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 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 | 19 Hunter St CASTLEMAINE 3450 | \$625,000 | 04/01/2026 |
| 2 | 313 Barker St CASTLEMAINE 3450 | \$685,000 | 17/12/2025 |
| 3 | 40 North St CASTLEMAINE 3450 | \$730,000 | 24/10/2025 |

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: **18/03/2026 09:43**



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Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$670,000
Median House Price
Year ending December 2025: \$755,000

Comparable Properties



19 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 -

Price: \$625,000
Method: Private Sale
Date: 04/01/2026
Property Type: House
Land Size: 531 sqm approx



313 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$685,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 434 sqm approx



40 North St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 416 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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