

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 North Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$690,000

&

\$720,000

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 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	40 North St CASTLEMAINE 3450	\$730,000	24/10/2025
2	1A Wimble St CASTLEMAINE 3450	\$690,000	30/06/2025
3	5 Carol St CASTLEMAINE 3450	\$710,000	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:

31/10/2025 12:03



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000
Median House Price
September quarter 2025: \$760,000

Comparable Properties



40 North St CASTLEMAINE 3450 (REI) Agent Comments



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

1A Wimble St CASTLEMAINE 3450 (VG) Agent Comments



Price: \$690,000
Method: Sale
Date: 30/06/2025
Property Type: House - Attached House N.E.C.
Land Size: 228 sqm approx



5 Carol St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$710,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 574 sqm approx