Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 95 Hargraves Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale price								
Median price	\$737,000	Pro	operty Type	Hou	se		Suburb	Castlemaine
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Goldsmith Cr CASTLEMAINE 3450	\$1,125,000	29/04/2025
2	5 Vincent St CASTLEMAINE 3450	\$1,162,500	04/01/2025
3	49 Farnsworth St CASTLEMAINE 3450	\$1,195,000	21/05/2024

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:

02/06/2025 17:19









Rooms: 6 Property Type: House Land Size: 1012 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending March 2025: \$737,000

Comparable Properties

8 Goldsmith Cr CASTLEMAINE 3450 (REI/VG) 3 2 2 2 Price: \$1,125,000 Method: Private Sale Date: 29/04/2025 Property Type: House Land Size: 963 sqm approx	Agent Comments
5 Vincent St CASTLEMAINE 3450 (REI/VG) 3 2 2 2 Price: \$1,162,500 Method: Private Sale Date: 04/01/2025 Property Type: House Land Size: 759 sqm approx	Agent Comments
49 Farnsworth St CASTLEMAINE 3450 (REI/VG) → 3 → 2 → 4 Price: \$1,195,000 Method: Private Sale Date: 21/05/2024 Property Type: House Land Size: 1593 sqm approx	Agent Comments

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



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