

# 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

95 Hargraves 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$737,000 Property Type House Suburb Castlemaine

Period - From 01/04/2024 to 31/03/2025 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	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



3   1   2

**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)**

**Agent Comments**

3   2   2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 29/04/2025  
**Property Type:** House  
**Land Size:** 963 sqm approx



**5 Vincent St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,162,500  
**Method:** Private Sale  
**Date:** 04/01/2025  
**Property Type:** House  
**Land Size:** 759 sqm approx



**49 Farnsworth St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   2   4

**Price:** \$1,195,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 1593 sqm approx