

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

98a Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$649,000

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 eighteen 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	147 Mostyn St CASTLEMAINE 3450	\$675,000	09/10/2025
2	138 Hargraves St CASTLEMAINE 3450	\$620,000	18/09/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

21/10/2025 11:37



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Property Type: House
Land Size: 385 sqm approx
Agent Comments

Indicative Selling Price
\$649,000
Median House Price
September quarter 2025: \$760,000

Comparable Properties



147 Mostyn St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$675,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 409 sqm approx



138 Hargraves St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$620,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 450 sqm approx

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 eighteen months.