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	70 Fryers Road, Campbells Creek Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$680,000	Pro	perty Type	House		Suburb	Campbells Creek
Period - From	20/03/2024	to	19/03/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	134 Johnstone St CASTLEMAINE 3450	\$420,000	06/03/2025
2	39 Happy Valley Rd CASTLEMAINE 3450	\$476,000	23/01/2025
3	11 Adelaide St CHEWTON 3451	\$350,000	12/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	20/03/2025 10:47











Property Type: House Land Size: 1313 sqm approx

Agent Comments

Indicative Selling Price \$355,000 - \$385,000 Median House Price 20/03/2024 - 19/03/2025: \$680,000

Comparable Properties



134 Johnstone St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$420,000 Method: Private Sale Date: 06/03/2025 Property Type: House Land Size: 1203 sgm approx



39 Happy Valley Rd CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$476,000 Method: Private Sale Date: 23/01/2025 Property Type: House Land Size: 3328 sqm approx



11 Adelaide St CHEWTON 3451 (REI/VG)

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Price: \$350,000 Method: Private Sale Date: 12/07/2024 Property Type: House Land Size: 1801 sqm approx Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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