

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

70 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$355,000

&

\$385,000

Median sale price

Median price

\$680,000

Property 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	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 comparable properties 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



2 1 0

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)

Agent Comments

2 1 3

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



39 Happy Valley Rd CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

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)

Agent Comments

2 1 -

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

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