

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

59 Doveton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$595,000 & \$645,000

Median sale price

Median price \$755,000 Property Type House Suburb Castlemaine

Period - From 22/12/2024 to 21/12/2025 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	5a Rowe St CASTLEMAINE 3450	\$605,000	19/12/2025
2	96 Mostyn St CASTLEMAINE 3450	\$610,000	25/10/2025
3	126 Johnstone St CASTLEMAINE 3450	\$600,000	09/07/2025

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:

22/12/2025 14:00



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Property Type: Land
Land Size: 566 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000 - \$645,000
Median House Price
 22/12/2024 - 21/12/2025: \$755,000

Comparable Properties



5a Rowe St CASTLEMAINE 3450 (REI)

Agent Comments

 3
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  1

Price: \$605,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 662 sqm approx



96 Mostyn St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3
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  -

Price: \$610,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 303 sqm approx



126 Johnstone St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$600,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 660 sqm approx

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



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