

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

28 Hunter Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$700,000

&

\$745,000

Median sale price

Median price \$755,000

Property Type House

Suburb Castlemaine

Period - From 01/12/2024

to

30/11/2025

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	1 Vincent PI CASTLEMAINE 3450	\$760,000	21/11/2025
2	40 North St CASTLEMAINE 3450	\$730,000	24/10/2025
3	53 Hunter St CASTLEMAINE 3450	\$680,000	02/10/2025

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:

01/12/2025 16:40



3 1 1

Rooms: 4
Property Type: House
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$745,000
Median House Price
01/12/2024 - 30/11/2025: \$755,000

Comparable Properties



1 Vincent PI CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$760,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 618 sqm approx



40 North St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 416 sqm approx



53 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 -

Price: \$680,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 1014 sqm approx