

# 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 47 Johnstone Street, Castlemaine Vic 3450  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$569,000

### Median sale price

Median price \$755,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2025

to 31/12/2025

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 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	8a Scotts Av CASTLEMAINE 3450	\$565,000	03/02/2026
2	21 Johnstone St CASTLEMAINE 3450	\$610,000	11/08/2025
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:

20/02/2026 10:35



2   1   2

**Property Type:** House  
**Land Size:** 1040 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$569,000  
**Median House Price**  
 Year ending December 2025: \$755,000

## Comparable Properties



**8a Scotts Av CASTLEMAINE 3450 (REI)**

Agent Comments

2   1   1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 03/02/2026  
**Property Type:** House  
**Land Size:** 623 sqm approx



**21 Johnstone St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 11/08/2025  
**Property Type:** House  
**Land Size:** 1197.08 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

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