

# 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

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	49 Campbell St CASTLEMAINE 3450	\$1,755,000	14/02/2025
2	188 Hargraves St CASTLEMAINE 3450	\$1,690,000	01/11/2024
3	38 Wimble St CASTLEMAINE 3450	\$1,820,000	21/08/2024

**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:



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median House Price**  
01/12/2024 - 30/11/2025: \$755,000

## Comparable Properties



**49 Campbell St CASTLEMAINE 3450 (VG)**

Agent Comments



**Price:** \$1,755,000  
**Method:** Sale  
**Date:** 14/02/2025  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx



**188 Hargraves St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 01/11/2024  
**Property Type:** House  
**Land Size:** 1013 sqm approx



**38 Wimble St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 21/08/2024  
**Property Type:** House  
**Land Size:** 2071 sqm approx

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