

# 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

17 Hunter Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$695,000

### 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	16A Baird St CASTLEMAINE 3450	\$729,000	17/02/2026
2	1b Mcgrath St CASTLEMAINE 3450	\$655,000	06/02/2026
3	2/15 Berkeley St CASTLEMAINE 3450	\$645,000	01/11/2025

**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:

18/02/2026 17:12

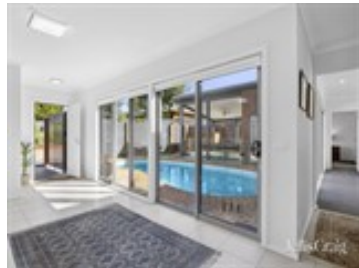


2   1   1

**Property Type:** House  
**Land Size:** 226 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$695,000  
**Median House Price**  
 Year ending December 2025: \$755,000

## Comparable Properties



**16A Baird St CASTLEMAINE 3450 (REI)**

Agent Comments

2   2   2

**Price:** \$729,000  
**Method:** Private Sale  
**Date:** 17/02/2026  
**Property Type:** House  
**Land Size:** 375 sqm approx



**1b Mcgrath St CASTLEMAINE 3450 (REI)**

Agent Comments

2   1   1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 06/02/2026  
**Property Type:** House  
**Land Size:** 517 sqm approx



**2/15 Berkeley St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 01/11/2025  
**Property Type:** House  
**Land Size:** 220 sqm approx