

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

3 Station Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$752,500

Property Type House

Suburb Campbells Creek

Period - From 01/10/2025

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	61 Elizabeth St CASTLEMAINE 3450	\$540,000	28/01/2026
2	21 Richards Rd CASTLEMAINE 3450	\$520,000	10/12/2025
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 11:51



4 1 2

Property Type: House
Land Size: 566 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$565,000
Median House Price
December quarter 2025: \$752,500

Comparable Properties



61 Elizabeth St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 1 4

Price: \$540,000
Method: Private Sale
Date: 28/01/2026
Property Type: House
Land Size: 749 sqm approx



21 Richards Rd CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$520,000
Method: Private Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 640 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