

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

2 Pleasant Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$760,000

Property Type House

Suburb Castlemaine

Period - From 01/07/2025

to 30/09/2025

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	1 Treasure St CASTLEMAINE 3450	\$715,000	10/10/2025
2	1 Freeman St CASTLEMAINE 3450	\$775,000	22/09/2025
3	9 Yeats St CASTLEMAINE 3450	\$761,000	01/09/2025

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:

21/11/2025 17:04



3 2 2

Property Type: House (Res)
Land Size: 591 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$745,000
Median House Price
September quarter 2025: \$760,000

Comparable Properties



1 Treasure St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 1 2

Price: \$715,000
Method: Private Sale
Date: 10/10/2025
Property Type: House
Land Size: 823 sqm approx



1 Freeman St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$775,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 771 sqm approx



9 Yeats St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 2 6

Price: \$761,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 1008 sqm approx