

# 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

28 Archers Road, Chewton Vic 3451

### Indicative selling price

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

Single price \$845,000

### Median sale price

Median price \$785,000

Property Type House

Suburb Chewton

Period - From 15/04/2025

to 14/04/2026

Source Property Data

### 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	33 Steele St CHEWTON 3451	\$810,000	09/04/2026
2	57 Pitman St CHEWTON 3451	\$852,500	23/12/2025
3	7 McCay Reservoir Rd CHEWTON 3451	\$800,000	03/02/2025

**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:

15/04/2026 12:18



3   1   2

**Property Type:** Land  
**Land Size:** 3048 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$845,000  
**Median House Price**  
 15/04/2025 - 14/04/2026: \$785,000

## Comparable Properties



**33 Steele St CHEWTON 3451 (REI)**

Agent Comments

3   2   4

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 09/04/2026  
**Property Type:** House  
**Land Size:** 1736 sqm approx



**57 Pitman St CHEWTON 3451 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$852,500  
**Method:** Private Sale  
**Date:** 23/12/2025  
**Property Type:** House  
**Land Size:** 1430 sqm approx



**7 McCay Reservoir Rd CHEWTON 3451 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 03/02/2025  
**Property Type:** House  
**Land Size:** 22000 sqm approx

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