

# 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 42 Urquhart Street, Castlemaine Vic 3450  
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 \$995,000 & \$1,050,000

### 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	49 Doveton St CASTLEMAINE 3450	\$970,000	05/01/2026
2	11 Wallace St CASTLEMAINE 3450	\$945,000	21/03/2025
3	27/19 Reckleben St CASTLEMAINE 3450	\$955,000	21/03/2025

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: 19/01/2026 16:00



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**Property Type:** House  
**Land Size:** 590 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$995,000 - \$1,050,000  
**Median House Price**  
 Year ending December 2025: \$755,000

## Comparable Properties



**49 Doveton St CASTLEMAINE 3450 (REI)**

Agent Comments

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**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 05/01/2026  
**Property Type:** House  
**Land Size:** 213 sqm approx



**11 Wallace St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

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**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** House  
**Land Size:** 322 sqm approx



**27/19 Reckleben St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

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**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** House  
**Land Size:** 122 sqm approx

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