

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

31 Carol Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$720,000

Property Type House

Suburb Castlemaine

Period - From 29/05/2025

to 28/05/2026

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	18 Forest St CASTLEMAINE 3450	\$640,000	28/05/2026
2	1 Yurunga Dr MCKENZIE HILL 3451	\$649,000	16/02/2026
3	13 Carol St CASTLEMAINE 3450	\$655,000	19/12/2025

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:

29/05/2026 11:49



3 1 1

Rooms: 5
Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
\$645,000
Median House Price
29/05/2025 - 28/05/2026: \$720,000

Comparable Properties



18 Forest St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$640,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 587 sqm approx



1 Yurunga Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

2 1 2

Price: \$649,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 947 sqm approx



13 Carol St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 1 3

Price: \$655,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 920 sqm approx