

# 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

18 Penhallurick Street, Campbells Creek 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 \$795,000

### Median sale price

Median price \$690,000

Property Type House

Suburb Campbells Creek

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	24 Chapmans Rd CASTLEMAINE 3450	\$760,000	27/01/2026
2	6 Catherine Ct CAMPBELLS CREEK 3451	\$845,000	09/10/2025
3	8 Roalies Pl CAMPBELLS CREEK 3451	\$755,000	03/09/2025

**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:

29/05/2026 11:53



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$795,000  
**Median House Price**  
29/05/2025 - 28/05/2026: \$690,000

## Comparable Properties



**24 Chapmans Rd CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 27/01/2026  
**Property Type:** House  
**Land Size:** 836 sqm approx



**6 Catherine Ct CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House  
**Land Size:** 1677 sqm approx



**8 Roalies PI CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 577 sqm approx

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