

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

8/23 Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Castlemaine

Period - From

03/08/2025

to

02/08/2026

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	3/9 Baird St CASTLEMAINE 3450	\$550,000	28/05/2026
2	4/8 Gaulton St CASTLEMAINE 3450	\$606,000	12/05/2026
3	2/28 Berkeley St CASTLEMAINE 3450	\$605,000	15/04/2026

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:

03/08/2026 14:25



2
 1
 1

Property Type: Unit
Land Size: 223 sqm approx
 Agent Comments

Indicative Selling Price

\$620,000

Median Unit Price

03/08/2025 - 02/08/2026: \$565,000

Comparable Properties



3/9 Baird St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 1
 1

Price: \$550,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 217 sqm approx



4/8 Gaulton St CASTLEMAINE 3450 (REI)

Agent Comments

2
 1
 2

Price: \$606,000
Method: Private Sale
Date: 12/05/2026
Property Type: Unit
Land Size: 268 sqm approx



2/28 Berkeley St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 1
 1

Price: \$605,000
Method: Private Sale
Date: 15/04/2026
Property Type: House
Land Size: 206 sqm approx

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