

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 28a Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$750,000 Property Type House Suburb Castlemaine

Period - From 03/02/2025 to 02/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Gainsborough St CASTLEMAINE 3450	\$660,000	13/01/2026
2	313 Barker St CASTLEMAINE 3450	\$685,000	17/12/2025
3	53 Hunter St CASTLEMAINE 3450	\$680,000	02/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/02/2026 09:29



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median House Price
03/02/2025 - 02/02/2026: \$750,000

Comparable Properties



24 Gainsborough St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 13/01/2026
Property Type: House
Land Size: 1026 sqm approx



313 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 434 sqm approx



53 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 1014 sqm approx

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