

# 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

35 Neates Road, 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 \$735,000

### Median sale price

Median price \$695,000

Property Type House

Suburb Campbells Creek

Period - From 01/04/2025

to 31/03/2026

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	6 Penhallurick St CAMPBELLS CREEK 3451	\$680,000	02/04/2026
2	14a Chapel St CAMPBELLS CREEK 3451	\$695,000	29/09/2025
3	101 Main Rd CAMPBELLS CREEK 3451	\$690,000	05/08/2025

**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:

06/05/2026 17:19



 3   
  1   
  1

**Property Type:** House (Res)  
**Land Size:** 1813 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$735,000

**Median House Price**  
 Year ending March 2026: \$695,000

## Comparable Properties



6 Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House  
**Land Size:** 1628 sqm approx



14a Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 3   
  1   
  -

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** House  
**Land Size:** 814 sqm approx



101 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 2   
  1   
  1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 05/08/2025  
**Property Type:** House  
**Land Size:** 1203 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.