

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

23 Happy Valley Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Castlemaine

Period - From 25/09/2024

to 24/09/2025

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	10 Langdon St CASTLEMAINE 3450	\$400,000	05/08/2025
2	27 Happy Valley Rd CASTLEMAINE 3450	\$345,000	26/02/2025
3	12 Happy Valley Rd CASTLEMAINE 3450	\$320,000	29/01/2025

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:

25/09/2025 11:55



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Property Type: Land
Land Size: 2537 sqm approx
 Agent Comments

Indicative Selling Price
 \$375,000

Median Land Price
 25/09/2024 - 24/09/2025: \$320,000

Comparable Properties



10 Langdon St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$400,000
Method: Private Sale
Date: 05/08/2025
Property Type: Land
Land Size: 1575 sqm approx



27 Happy Valley Rd CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$345,000
Method: Sale
Date: 26/02/2025
Property Type: Hobby Farm < 20 ha
Land Size: 5725 sqm approx



12 Happy Valley Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 29/01/2025
Property Type: Land
Land Size: 6929 sqm approx

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