

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

1 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$675,000

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	4 Baird St CASTLEMAINE 3450	\$690,000	28/03/2026
2	58 Main Rd CAMPBELLS CREEK 3451	\$655,000	28/10/2025
3	23 Moscript St CAMPBELLS CREEK 3451	\$650,000	02/12/2024

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:

27/05/2026 11:41



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Property Type: House
Land Size: 1708 sqm approx
Agent Comments

Indicative Selling Price
\$675,000
Median House Price
Year ending March 2026: \$695,000

Comparable Properties



4 Baird St CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$690,000
Method: Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 1012 sqm approx



58 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 2

Price: \$655,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 803 sqm approx



23 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 3

Price: \$650,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 2346 sqm approx