

# 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

11 Graceland Court, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$665,000

### Median sale price

Median price \$760,000

Property Type House

Suburb Castlemaine

Period - From 01/07/2025

to 30/09/2025

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 eighteen 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                              | 2/15 Berkeley St CASTLEMAINE 3450 | \$645,000 | 01/11/2025   |
| 2                              | 7a Stewart St CASTLEMAINE 3450    | \$739,000 | 10/07/2025   |
| 3                              |                                   |           |              |

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 eighteen months.~~

This Statement of Information was prepared on:

24/11/2025 17:22



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**Property Type:** House (Res)

**Land Size:** 278 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$665,000

**Median House Price**

September quarter 2025: \$760,000

## Comparable Properties



**2/15 Berkeley St CASTLEMAINE 3450 (REI)**

**Agent Comments**

2 1 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 220 sqm approx



**7a Stewart St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$739,000

**Method:** Private Sale

**Date:** 10/07/2025

**Property Type:** House

**Land Size:** 301 sqm approx

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 eighteen months.

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