

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

6 Butterworth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$1,345,000

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 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	45 Greenhill Av CASTLEMAINE 3450	\$1,300,000	29/09/2025
2	11 Vincent St CASTLEMAINE 3450	\$1,380,000	27/05/2025
3	27 Butterworth St CASTLEMAINE 3450	\$1,320,000	09/04/2025

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:

05/12/2025 17:19



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Property Type: House
Land Size: 1814 sqm approx
Agent Comments

Indicative Selling Price
\$1,345,000
Median House Price
September quarter 2025: \$760,000

Comparable Properties



45 Greenhill Av CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 917 sqm approx



11 Vincent St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$1,380,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 1118 sqm approx



27 Butterworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$1,320,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 4563 sqm approx