

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

14 Douglas Crescent, Castlemaine Vic 3450

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$751,250

Property Type House

Suburb Castlemaine

Period - From 27/11/2024

to 26/11/2025

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	98a Lyttleton St CASTLEMAINE 3450	\$646,000	19/11/2025
2	96 Mostyn St CASTLEMAINE 3450	\$610,000	25/10/2025
3	147 Mostyn St CASTLEMAINE 3450	\$675,000	09/10/2025

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:

27/11/2025 10:44



Property Type:
Agent Comments

Indicative Selling Price
\$649,000
Median House Price
27/11/2024 - 26/11/2025: \$751,250

Comparable Properties



98a Lyttleton St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$646,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 385 sqm approx



96 Mostyn St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 303 sqm approx



147 Mostyn St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 409 sqm approx

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



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