

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

4 Woodman Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$720,000

Property Type House

Suburb Castlemaine

Period - From 20/07/2025

to

19/07/2026

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	6a Saint St CASTLEMAINE 3450	\$775,000	28/05/2026
2	59 Duke St CASTLEMAINE 3450	\$735,000	23/04/2026
3	1 Butterworth St CASTLEMAINE 3450	\$710,000	20/03/2026

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:

20/07/2026 14:30



 3  2 

Property Type: House
Land Size: 29 sqm approx
Agent Comments

Indicative Selling Price
\$735,000

Median House Price
20/07/2025 - 19/07/2026: \$720,000

Comparable Properties



6a Saint St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  1

Price: \$775,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 308 sqm approx



59 Duke St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  2

Price: \$735,000
Method: Private Sale
Date: 23/04/2026
Property Type: House
Land Size: 424 sqm approx



1 Butterworth St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  2

Price: \$710,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 489 sqm approx

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