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	35 Neates Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price $695,000

Median sale price

Median price $690,000 Property Type House Suburb Campbells Creek

Period - From 01/07/2025 to 30/06/2026 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	1 Moscript St CAMPBELLS CREEK 3451	$655,000	22/06/2026
2	4 Princess St CAMPBELLS CREEK 3451	$665,250	17/04/2026
3	6 Penhallurick St CAMPBELLS CREEK 3451	$680,000	02/04/2026

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: 04/08/2026 12:15

35 Neates Road, Campbells Creek Vic 3451



3 1 1

Property Type: Residential (House)
Land Size: 1813 sqm approx

Agent Comments

Indicative Selling Price
$695,000
Median House Price
Year ending June 2026: $690,000

Comparable Properties



1 Moscript St CAMPBELLS CREEK 3451 (REI)

2 1 1

Price: $655,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 1708 sqm approx

Agent Comments



4 Princess St CAMPBELLS CREEK 3451 (REI/VG)

4 2 2

Price: $665,250
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 1259 sqm approx

Agent Comments



6 Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)

3 1 2

Price: $680,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 1628 sqm approx

Agent Comments

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

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