

# 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

50 Eureka Street, Chewton Vic 3451

### Indicative selling price

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

Single price \$750,000

### Median sale price

Median price \$722,500

Property Type House

Suburb Chewton

Period - From 29/05/2025

to 28/05/2026

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	218 Main Rd CHEWTON 3451	\$785,000	24/11/2025
2	15 Pitman St CHEWTON 3451	\$720,000	05/11/2025
3	19 Martin St MCKENZIE HILL 3451	\$740,000	10/10/2025

**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:

29/05/2026 14:30



 3  1  4

**Property Type:** House  
**Land Size:** 2008 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000

**Median House Price**  
 29/05/2025 - 28/05/2026: \$722,500

## Comparable Properties



**218 Main Rd CHEWTON 3451 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 24/11/2025  
**Property Type:** House  
**Land Size:** 700 sqm approx



**15 Pitman St CHEWTON 3451 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx



**19 Martin St MCKENZIE HILL 3451 (REI/VG)**

Agent Comments

 4  2  5

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** House  
**Land Size:** 2699 sqm approx

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



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