

# 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

1 Vincent Place, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$749,000

### Median sale price

Median price

\$749,500

Property Type

House

Suburb

Castlemaine

Period - From

27/10/2024

to

26/10/2025

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 | 40 North St CASTLEMAINE 3450   | \$730,000 | 24/10/2025   |
| 2 | 1a Britton St CASTLEMAINE 3450 | \$745,000 | 05/08/2025   |
| 3 | 3 Preshaw St CASTLEMAINE 3450  | \$760,000 | 17/07/2025   |

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:

27/10/2025 12:52



 2  1  2

**Property Type:** House  
**Land Size:** 618 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$749,000

**Median House Price**  
27/10/2024 - 26/10/2025: \$749,500

## Comparable Properties



**40 North St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** House  
**Land Size:** 416 sqm approx



**1a Britton St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 2  2  2

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 05/08/2025  
**Property Type:** House  
**Land Size:** 1027 sqm approx



**3 Preshaw St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 17/07/2025  
**Property Type:** House  
**Land Size:** 821 sqm approx

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