

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

1/23 Gainsborough Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$721,250

Property Type House

Suburb Castlemaine

Period - From 24/07/2025

to 23/07/2026

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	31 Carol St CASTLEMAINE 3450	\$635,000	17/06/2026
2	14 William St CASTLEMAINE 3450	\$630,000	10/06/2026
3	22b Farran St CASTLEMAINE 3450	\$635,000	06/02/2026

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:

24/07/2026 16:35



2
 1

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
 \$625,000

Median House Price
 24/07/2025 - 23/07/2026: \$721,250

Comparable Properties



31 Carol St CASTLEMAINE 3450 (REI)

Agent Comments

3
 1
 2

Price: \$635,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 680 sqm approx



14 William St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 2
 2

Price: \$630,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 399 sqm approx



22b Farran St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4
 2
 1

Price: \$635,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 320 sqm approx

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