

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 45 Gingell Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 28/01/2025

to 27/01/2026

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	30 ETTY ST CASTLEMAINE 3450	\$615,000	14/01/2026
2	14 RODERICK ST CASTLEMAINE 3450	\$610,000	13/01/2026
3	5a ROWE ST CASTLEMAINE 3450	\$605,000	19/12/2025

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:

28/01/2026 14:47



Property Type:
Agent Comments

Indicative Selling Price
\$599,000
Median House Price
28/01/2025 - 27/01/2026: \$750,000

Comparable Properties



30 Ety St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 707 sqm approx



14 Roderick St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 13/01/2026
Property Type: House
Land Size: 857 sqm approx



5a Rowe St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 662 sqm approx

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