

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 20 Ross Drive, 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 \$1,625,000

Median sale price

Median price \$745,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2025

to 31/03/2026

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 eighteen 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	32 Wilkie St CASTLEMAINE 3450	\$1,590,000	10/07/2025
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

14/05/2026 15:48



3 2 3

Property Type: House
(Residential)
Land Size: 10036 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,625,000
Median House Price
Year ending March 2026: \$745,000

Comparable Properties



32 Wilkie St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,590,000
Method: Private Sale
Date: 10/07/2025
Property Type: House
Land Size: 4050 sqm approx

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 eighteen months.