

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

6/79 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/07/2025

to

30/06/2026

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 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	6 Saint St CASTLEMAINE 3450	\$658,000	30/06/2026
2	4/8 Gaulton St CASTLEMAINE 3450	\$606,000	12/05/2026
3	1b Mcgrath St CASTLEMAINE 3450	\$655,000	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:

20/07/2026 09:33



2
 1
 1

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

Indicative Selling Price

\$625,000

Median House Price

Year ending June 2026: \$690,000

Comparable Properties



6 Saint St CASTLEMAINE 3450 (REI)

Agent Comments

2
 1
 2

Price: \$658,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 518 sqm approx



4/8 Gaulton St CASTLEMAINE 3450 (REI)

Agent Comments

2
 1
 2

Price: \$606,000

Method: Private Sale

Date: 12/05/2026

Property Type: Unit

Land Size: 268 sqm approx



1b Mcgrath St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 1
 1

Price: \$655,000

Method: Private Sale

Date: 06/02/2026

Property Type: House

Land Size: 517 sqm approx

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