

# 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

90 Castlemaine Street, Fryerstown Vic 3451

### Indicative selling price

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

Single price \$895,000

### Median sale price

Median price \$700,000

Property Type House

Suburb Fryerstown

Period - From 13/05/2025

to 12/05/2026

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

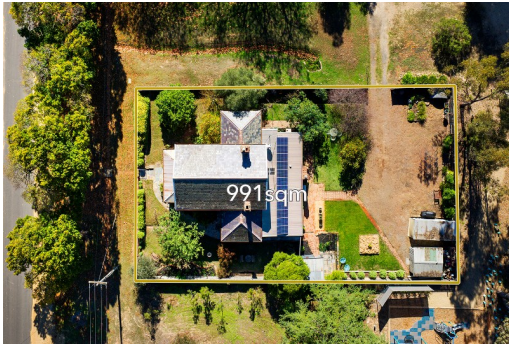
	Address of comparable property	Price	Date of sale
1	34 High St FRYERSTOWN 3451	\$877,500	30/10/2025
2	3 Church St FRYERSTOWN 3451	\$855,000	11/02/2025
3			

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:

13/05/2026 12:10



3   1   2

**Property Type:** House (Res)  
**Land Size:** 991 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$895,000

**Median House Price**  
 13/05/2025 - 12/05/2026: \$700,000

## Comparable Properties



**34 High St FRYERSTOWN 3451 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$877,500  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House  
**Land Size:** 4576 sqm approx



**3 Church St FRYERSTOWN 3451 (REI/VG)**

Agent Comments

4   1   4

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** House  
**Land Size:** 4096 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.

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