

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

12 Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/10/2024

to

30/09/2025

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	1 Treasure St CASTLEMAINE 3450	\$715,000	10/10/2025
2	14a Chapel St CAMPBELLS CREEK 3451	\$695,000	29/09/2025
3	6 Dick St CASTLEMAINE 3450	\$745,000	01/09/2025

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:

05/11/2025 17:05



3 2 2

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$719,000

Median House Price

Year ending September 2025: \$690,000

Comparable Properties



1 Treasure St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$715,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 823 sqm approx



14a Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 -

Price: \$695,000

Method: Private Sale

Date: 29/09/2025

Property Type: House

Land Size: 814 sqm approx



6 Dick St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 3

Price: \$745,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 704 sqm approx

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