

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

34 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$755,000

Median sale price

Median price

\$785,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2025

to

30/06/2025

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	17 Gainsborough St CASTLEMAINE 3450	\$720,000	21/07/2025
2	3 Macafee Rd CASTLEMAINE 3450	\$710,000	23/05/2025
3	13 Treasure St CASTLEMAINE 3450	\$780,000	20/03/2025

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:

01/09/2025 16:38



3 1 4

Property Type: House
Land Size: 1036 sqm approx
Agent Comments

Indicative Selling Price
\$755,000
Median House Price
June quarter 2025: \$785,000

Comparable Properties



17 Gainsborough St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$720,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 1019 sqm approx



3 Macafee Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 871 sqm approx



13 Treasure St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$780,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 871 sqm approx