

# 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 39 Bull Street, Castlemaine Vic 3450  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$1,685,000

### Median sale price

Median price \$755,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2025

to 31/12/2025

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 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	188 Hargraves St CASTLEMAINE 3450	\$1,690,000	01/11/2024
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:

10/02/2026 16:55



4   3   2

**Property Type:** House (Res)  
**Land Size:** 1018 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,685,000  
**Median House Price**  
Year ending December 2025: \$755,000

## Comparable Properties



**188 Hargraves St CASTLEMAINE 3450 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 01/11/2024  
**Property Type:** House  
**Land Size:** 1013 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.