

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

75a Duke Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$625,000

### Median sale price

Median price \$745,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2025

to 31/03/2026

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Douglas Cr CASTLEMAINE 3450	\$649,000	12/02/2026
2	13 Douglas Cr CASTLEMAINE 3450	\$650,000	09/02/2026
3	98a Lyttleton St CASTLEMAINE 3450	\$646,000	19/11/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/04/2026 09:32



3   2   2

**Property Type:** House (Res)

**Land Size:** 459 sqm approx

Agent Comments

**Indicative Selling Price**

\$625,000

**Median House Price**

Year ending March 2026: \$745,000

## Comparable Properties



**14 Douglas Cr CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$649,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** House

**Land Size:** 630 sqm approx



**13 Douglas Cr CASTLEMAINE 3450 (REI)**

Agent Comments

2   1   2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 09/02/2026

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**98a Lyttleton St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$646,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House

**Land Size:** 385 sqm approx

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