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	7 Elizabeth Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price $420,000

Median sale price

Median price $249,500 Property Type Vacant land Suburb Campbells Creek

Period - From 11/08/2024 to 10/08/2025 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	10 Langdon St CASTLEMAINE 3450	$400,000	05/08/2025
2	9 Elizabeth St CAMPBELLS CREEK 3451	$385,000	23/10/2024
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: 11/08/2025 14:35

7 Elizabeth Street, Campbells Creek Vic 3451



Property Type:
Agent Comments

Indicative Selling Price
$420,000
Median Land Price
11/08/2024 - 10/08/2025: $249,500

Comparable Properties



10 Langdon St CASTLEMAINE 3450 (REI)

- - -

Agent Comments

Price: $400,000
Method: Private Sale
Date: 05/08/2025
Property Type: Land
Land Size: 1575 sqm approx

9 Elizabeth St CAMPBELLS CREEK 3451 (VG)

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Agent Comments

Price: $385,000
Method: Sale
Date: 23/10/2024
Property Type: Land
Land Size: 1821 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

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