

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

21 Parker Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$717,500

Property Type

House

Suburb

Castlemaine

Period - From

08/07/2025

to

07/07/2026

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 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	6 Farnsworth St CASTLEMAINE 3450	\$760,000	26/06/2026
2	313 Barker St CASTLEMAINE 3450	\$685,000	17/12/2025
3	12 Parker St CASTLEMAINE 3450	\$680,500	02/04/2025

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:

08/07/2026 10:46



3 1 2

Property Type: House
Land Size: 509 sqm approx
Agent Comments

Indicative Selling Price
\$735,000

Median House Price
08/07/2025 - 07/07/2026: \$717,500

Comparable Properties



6 Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$760,000
Method: Private Sale
Date: 26/06/2026
Property Type: House
Land Size: 720 sqm approx



313 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$685,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 434 sqm approx



12 Parker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 4

Price: \$680,500
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 1012 sqm approx

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