

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

4/8 Gaulton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$595,000 & \$615,000

Median sale price

Median price \$504,000 Property Type Unit Suburb Castlemaine

Period - From 10/04/2025 to 09/04/2026 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	115 Duke St CASTLEMAINE 3450	\$545,000	05/03/2026
2	15B Chapel St CAMPBELLS CREEK 3451	\$570,000	18/02/2026
3	11 Graceland Ct CASTLEMAINE 3450	\$650,000	12/02/2026

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: 10/04/2026 12:08



2 1 2

Property Type: Unit
Land Size: 268 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000 - \$615,000
Median Unit Price
 10/04/2025 - 09/04/2026: \$504,000

Comparable Properties



115 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 332 sqm approx



15B Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 338 sqm approx



11 Graceland Ct CASTLEMAINE 3450 (REI)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)
Land Size: 278 sqm approx

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