

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

60 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$692,000

Property Type House

Suburb Campbells Creek

Period - From 12/03/2025

to 11/03/2026

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	5 Gallway St CASTLEMAINE 3450	\$780,000	18/12/2025
2	18 Broad Rd CAMPBELLS CREEK 3451	\$752,500	27/11/2025
3	50 Stephen St CAMPBELLS CREEK 3451	\$750,000	01/10/2024

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:

12/03/2026 11:45



3 2 2

Property Type: House
Land Size: 820 sqm approx
 Agent Comments

Indicative Selling Price
 \$775,000
Median House Price
 12/03/2025 - 11/03/2026: \$692,000

Comparable Properties



5 Gallway St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 4

Price: \$780,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 3424 sqm approx



18 Broad Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 5

Price: \$752,500
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 5657 sqm approx



50 Stephen St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$750,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 1308 sqm approx