

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 45 Gingell Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$729,500 Property Type House Suburb Castlemaine

Period - From 01/04/2025 to 31/03/2026 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	59 Doveton St CASTLEMAINE 3450	\$580,000	20/02/2026
2	5a Rowe St CASTLEMAINE 3450	\$605,000	19/12/2025
3	126 Johnstone St CASTLEMAINE 3450	\$600,000	09/07/2025

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: 01/04/2026 16:19



3 1 1

Property Type: House
Land Size: 513 sqm approx
 Agent Comments

Indicative Selling Price
 \$560,000 - \$590,000
Median House Price
 01/04/2025 - 31/03/2026: \$729,500

Comparable Properties



59 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$580,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 386 sqm approx



5a Rowe St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$605,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 662 sqm approx



126 Johnstone St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$600,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 660 sqm approx

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