

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

6 Caroline Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Castlemaine

Period - From

29/06/2025

to

28/06/2026

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	10 Adams St CASTLEMAINE 3450	\$662,000	23/06/2026
2	2 Pleasant St CASTLEMAINE 3450	\$675,000	02/06/2026
3	59 Duke St CASTLEMAINE 3450	\$735,000	23/04/2026

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:

29/06/2026 15:43



3 1 1

Property Type: House
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
29/06/2025 - 28/06/2026: \$720,000

Comparable Properties



10 Adams St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$662,000
Method: Private Sale
Date: 23/06/2026
Property Type: House
Land Size: 734 sqm approx



2 Pleasant St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$675,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 591 sqm approx



59 Duke St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$735,000
Method: Private Sale
Date: 23/04/2026
Property Type: House
Land Size: 424 sqm approx

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