

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

3/77 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Castlemaine

Period - From

02/02/2025

to

01/02/2026

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	7/16 Greenhill Av CASTLEMAINE 3450	\$485,000	15/01/2026
2	6/8 Halford St CASTLEMAINE 3450	\$510,000	14/11/2025
3	2/43 William St CASTLEMAINE 3450	\$415,000	22/10/2025

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:

02/02/2026 14:25



Property Type:
Agent Comments

Indicative Selling Price

\$469,000

Median Unit Price

02/02/2025 - 01/02/2026: \$545,000

Comparable Properties



7/16 Greenhill Av CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 15/01/2026
Property Type: Unit



6/8 Halford St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 275 sqm approx



2/43 William St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 193 sqm approx

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