Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 4 Graceland Court, Castlemaine Vic 3450

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	3	180	577

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $745,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $710,000 Property type: House Suburb: Castlemaine

Period: from 10/11/2025 to 09/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	7 Macafee Rd CASTLEMAINE 3450		
Sale price	$780,000	Date of sale	14/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	190	685

Comparable property 2

Address	5 Jarrod Dr MCKENZIE HILL 3451		
Sale price	$750,000	Date of sale	08/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	212	555

Comparable property 3

Address	24 Chapmans Rd CASTLEMAINE 3450		
Sale price	$760,000	Date of sale	27/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	162	836

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=6f68e1300bcfaf0a18114568437ebb88

4 Graceland Court, Castlemaine Vic 3450



4 2 3

Property Type: House
Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price
$745,000
Median House Price
10/11/2025 - 09/11/2026: $710,000

Comparable Properties



7 Macafee Rd CASTLEMAINE 3450 (REI)

3 2 2

Price: $780,000
Method: Private Sale
Date: 14/09/2026
Property Type: House
Land Size: 685 sqm approx

Agent Comments



5 Jarrod Dr MCKENZIE HILL 3451 (REI)

4 2 2

Price: $750,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 555 sqm approx

Agent Comments



24 Chapmans Rd CASTLEMAINE 3450 (REI)

4 2 2

Price: $760,000
Method: Private Sale
Date: 27/01/2026
Property Type: House
Land Size: 836 sqm approx

Agent Comments

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