

# 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 Ross Drive, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,480,000

### Median sale price

Median price \$732,500

Property Type House

Suburb Castlemaine

Period - From 04/05/2025

to 03/05/2026

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 eighteen 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	31 Gaffney St CASTLEMAINE 3450	\$1,450,000	30/03/2026
2	17 Maldon Rd MCKENZIE HILL 3451	\$1,475,000	12/06/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

04/05/2026 12:54



4   2   4

**Property Type:** House  
**Land Size:** 16673 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000

**Median House Price**  
 04/05/2025 - 03/05/2026: \$732,500

## Comparable Properties



**31 Gaffney St CASTLEMAINE 3450 (REI)**

Agent Comments

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**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** House  
**Land Size:** 2862 sqm approx



**17 Maldon Rd MCKENZIE HILL 3451 (REI/VG)**

Agent Comments

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**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 12/06/2025  
**Property Type:** House  
**Land Size:** 8490 sqm approx

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 eighteen months.