

# 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

63 Urquhart Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$299,000

### Median sale price

Median price

\$320,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

23/04/2024

to

22/04/2025

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	51 Diamond Gully Rd CAMPBELLS CREEK 3451	\$210,000	06/12/2024
2	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024
3	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023

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:

23/04/2025 14:43



**Property Type:** Vacant Land  
**Land Size:** 1019 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$299,000  
**Median Land Price**  
23/04/2024 - 22/04/2025: \$320,000

## Comparable Properties



**51 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$210,000  
**Method:** Private Sale  
**Date:** 06/12/2024  
**Property Type:** Land  
**Land Size:** 686 sqm approx



**21 Moscript St CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Sale  
**Date:** 12/08/2024  
**Property Type:** Land  
**Land Size:** 1153 sqm approx



**24a Ray St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** Land  
**Land Size:** 607 sqm approx