

# 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

47 Johnstone 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

\$695,000

### Median sale price

Median price

\$761,250

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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 | 89 Duke St CASTLEMAINE 3450    | \$700,000 | 04/04/2025   |
| 2 | 12 Parker St CASTLEMAINE 3450  | \$680,500 | 02/04/2025   |
| 3 | 8 Ray St CASTLEMAINE 3450      | \$680,000 | 12/11/2024   |

**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:

02/05/2025 14:40



2 1 1

**Property Type:** House  
**Land Size:** 1040 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$695,000

**Median House Price**  
 March quarter 2025: \$761,250

## Comparable Properties



**89 Duke St CASTLEMAINE 3450 (REI)**

Agent Comments

3 1 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House  
**Land Size:** 1002 sqm approx



**12 Parker St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$680,500  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**8 Ray St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2 1 4

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 12/11/2024  
**Property Type:** House  
**Land Size:** 1025 sqm approx

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