

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Britton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Castlemaine

Period - From

23/06/2024

to

22/06/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	25 Richards Rd CASTLEMAINE 3450	\$752,500	20/05/2025
2	37 William St CASTLEMAINE 3450	\$725,000	15/05/2025
3	28 Fryers Rd CHEWTON 3451	\$761,250	31/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/06/2025 14:34



2 2 2

Property Type: House
Land Size: 1027 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
23/06/2024 - 22/06/2025: \$725,000

Comparable Properties



25 Richards Rd CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$752,500
Method: Private Sale
Date: 20/05/2025
Property Type: House
Land Size: 803 sqm approx



37 William St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$725,000
Method: Private Sale
Date: 15/05/2025
Property Type: House
Land Size: 525 sqm approx



28 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 1 1

Price: \$761,250
Method: Private Sale
Date: 31/12/2024
Property Type: House
Land Size: 1300 sqm approx