

# 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

11 Adams 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

\$565,000

### Median sale price

Median price

\$725,000

Property Type

House

Suburb

Castlemaine

Period - From

15/05/2024

to

14/05/2025

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	7 Lawrence St CASTLEMAINE 3450	\$572,000	05/12/2024
2	3 Monaghan St CASTLEMAINE 3450	\$560,000	14/10/2024
3	120 Farnsworth St CASTLEMAINE 3450	\$550,000	28/05/2024

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:

15/05/2025 16:32



2   
 2   
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**Property Type:** House  
**Land Size:** 402 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$565,000

**Median House Price**  
 15/05/2024 - 14/05/2025: \$725,000

## Comparable Properties



**7 Lawrence St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$572,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 622 sqm approx



**3 Monaghan St CASTLEMAINE 3450 (REI)**

Agent Comments

2   
 1   
 4

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** House  
**Land Size:** 648 sqm approx

**120 Farnsworth St CASTLEMAINE 3450 (VG)**

Agent Comments

2   
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**Price:** \$550,000  
**Method:** Sale  
**Date:** 28/05/2024  
**Property Type:** House (Res)

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