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	126 Johnstone Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$595,000

Median sale price

Median price	\$734,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	31/03/2024	to	30/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	22 Maclise St CASTLEMAINE 3450	\$600,000	24/03/2025
2	15 Wheeler St CASTLEMAINE 3450	\$550,000	14/11/2024
3	95 Johnstone St CASTLEMAINE 3450	\$600,000	26/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	31/03/2025 14:37









Indicative Selling Price \$595,000 **Median House Price** 31/03/2024 - 30/03/2025: \$734,000

Comparable Properties



22 Maclise St CASTLEMAINE 3450 (REI)

Price: \$600,000 Method: Private Sale Date: 24/03/2025 Property Type: House Land Size: 663 sqm approx

Agent Comments



15 Wheeler St CASTLEMAINE 3450 (REI/VG)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 14/11/2024 Property Type: House Land Size: 1021 sqm approx



95 Johnstone St CASTLEMAINE 3450 (REI/VG)

Price: \$600,000 Method: Private Sale Date: 26/04/2024 **Property Type:** House

Land Size: 722 sqm approx

Agent Comments

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





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