

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

25a Farnsworth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$729,500

Property Type

House

Suburb

Castlemaine

Period - From

07/05/2024

to

06/05/2025

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	53 Gingell St CASTLEMAINE 3450	\$875,000	14/02/2025
2	92 Lyttleton St CASTLEMAINE 3450	\$875,000	13/02/2025
3	13 Thomas St CASTLEMAINE 3450	\$840,000	21/01/2025

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:

07/05/2025 11:55



3 1 1

Property Type: House
Land Size: 1290 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
07/05/2024 - 06/05/2025: \$729,500

Comparable Properties



53 Gingell St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 783 sqm approx



92 Lyttleton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$875,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 1021 sqm approx



13 Thomas St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$840,000
Method: Private Sale
Date: 21/01/2025
Property Type: House
Land Size: 1027 sqm approx