

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

156 Duke Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see 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	95b Duke St CASTLEMAINE 3450	\$710,000	30/04/2024
3	93 Duke St CASTLEMAINE 3450	\$690,000	27/02/2024

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:

04/07/2025 11:47



4
 1
 2

Property Type: House
Land Size: 759 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/VG)

Agent Comments

3
 1
 2

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



95b Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4
 2
 3

Price: \$710,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 615 sqm approx



93 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 2
 1

Price: \$690,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 505 sqm approx

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