

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

58 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$700,000 Property Type House Suburb Campbells Creek

Period - From 01/07/2024 to 30/06/2025 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	36 Brigade Av CAMPBELLS CREEK 3451	\$650,000	26/03/2025
2	21 Mcgrath St CASTLEMAINE 3450	\$682,000	05/09/2024
3	42 Elizabeth St CAMPBELLS CREEK 3451	\$675,000	13/06/2024

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:

08/07/2025 11:10

58 Main Road, Campbells Creek Vic 3451

**Jellis
Craig**

Andrew Turley
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Indicative Selling Price

\$650,000 - \$695,000

Median House Price

Year ending June 2025: \$700,000



2 1 1

Property Type: House

Land Size: 803 sqm approx

Agent Comments

Comparable Properties



36 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 26/03/2025

Property Type: House

Land Size: 576 sqm approx



21 Mcgrath St CASTLEMAINE 3450 (VG)

Agent Comments

2 - -

Price: \$682,000

Method: Sale

Date: 05/09/2024

Property Type: House (Res)

Land Size: 570 sqm approx



42 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 3

Price: \$675,000

Method: Private Sale

Date: 13/06/2024

Property Type: House

Land Size: 1170 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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