

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

7 Treasure Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$725,000 Property Type House Suburb Castlemaine

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	53 Gingell St CASTLEMAINE 3450	\$875,000	14/02/2025
2	322 Barker St CASTLEMAINE 3450	\$865,000	21/11/2024
3	7 Baird St CASTLEMAINE 3450	\$839,000	10/04/2024

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:

01/08/2025 10:38



Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



53 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 14/02/2025

Property Type: House

Land Size: 783 sqm approx



322 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 21/11/2024

Property Type: House

Land Size: 704 sqm approx



7 Baird St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$839,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 1261 sqm approx