

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

50 Blakeley Road, Castlemaine Vic 3450

Indicative selling price

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

Range between \$730,000

&

\$750,000

Median sale price

Median price \$729,500

Property Type House

Suburb Castlemaine

Period - From 01/07/2025

to

30/06/2026

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	21 Parker St CASTLEMAINE 3450	\$776,000	03/08/2026
2	22 North St CASTLEMAINE 3450	\$766,000	30/06/2026
3	6 Farnsworth St CASTLEMAINE 3450	\$760,000	26/06/2026

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:

22/09/2026 11:09



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price
\$730,000 - \$750,000
Median House Price
Year ending June 2026: \$729,500

Comparable Properties



21 Parker St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$776,000

Method: Private Sale

Date: 03/08/2026

Property Type: House

Land Size: 509 sqm approx



22 North St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 1

Price: \$766,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 647 sqm approx



6 Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$760,000

Method: Private Sale

Date: 26/06/2026

Property Type: House

Land Size: 720 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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