Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	95 Duke Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$690,000

Median sale price

Median price	\$725,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	24/06/2024	to	23/06/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	89 Duke St CASTLEMAINE 3450	\$700,000	04/04/2025
2	34 Etty St CASTLEMAINE 3450	\$698,000	21/11/2024
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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	24/06/2025 13:26











Property Type: House Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price \$690,000 **Median House Price** 24/06/2024 - 23/06/2025: \$725,000

Comparable Properties



89 Duke St CASTLEMAINE 3450 (REI/VG)



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

Agent Comments



34 Etty St CASTLEMAINE 3450 (REI/VG)





Agent Comments

Price: \$698,000 Method: Private Sale Date: 21/11/2024 Property Type: House Land Size: 655 sqm approx



93 Duke St CASTLEMAINE 3450 (REI/VG)



Agent Comments

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

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





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