

# 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

115 Gingell Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,445,000

&

\$1,495,000

### 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 eighteen 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	11 Vincent St CASTLEMAINE 3450	\$1,380,000	27/05/2025
2	27 Butterworth St CASTLEMAINE 3450	\$1,320,000	09/04/2025
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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 eighteen months.~~

This Statement of Information was prepared on:

25/07/2025 15:24

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**Indicative Selling Price**

\$1,445,000 - \$1,495,000

**Median House Price**

Year ending June 2025: \$725,000



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**Property Type:** House  
**Land Size:** 2065 sqm approx  
**Agent Comments**

## Comparable Properties



**11 Vincent St CASTLEMAINE 3450 (REI)**

**Agent Comments**

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**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 27/05/2025  
**Property Type:** House  
**Land Size:** 1118 sqm approx



**27 Butterworth St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** House  
**Land Size:** 4563 sqm approx

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 eighteen months.