

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

1 Treasure Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$700,000

&

\$745,000

Median sale price

Median price \$761,250

Property Type House

Suburb Castlemaine

Period - From 01/01/2025

to

31/03/2025

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	13 Treasure St CASTLEMAINE 3450	\$780,000	20/03/2025
2	4 Treasure St CASTLEMAINE 3450	\$725,000	12/03/2025
3	9 Treasure St CASTLEMAINE 3450	\$701,000	21/10/2024

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:

16/06/2025 11:53



3 1 2

Property Type: House
Land Size: 823 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$745,000
Median House Price
March quarter 2025: \$761,250

Comparable Properties



13 Treasure St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$780,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 871 sqm approx



4 Treasure St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$725,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 550 sqm approx



9 Treasure St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 4

Price: \$701,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 658 sqm approx