

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 Freeman Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$779,000

Median sale price

Median price

\$785,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2025

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	25 Richards Rd CASTLEMAINE 3450	\$752,500	20/05/2025
2	13 Treasure St CASTLEMAINE 3450	\$780,000	20/03/2025
3	4 Treasure St CASTLEMAINE 3450	\$725,000	12/03/2025

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:

05/08/2025 17:06



3 1 1

Property Type: House (Res)
Land Size: 771 sqm approx
Agent Comments

Indicative Selling Price
\$779,000

Median House Price
June quarter 2025: \$785,000

Comparable Properties



25 Richards Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$752,500
Method: Private Sale
Date: 20/05/2025
Property Type: House
Land Size: 803 sqm approx



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

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172