

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

46 Mcgrath Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Castlemaine

Period - From

11/06/2024

to

10/06/2025

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	Price	Date of sale
1	22 Maclise St CASTLEMAINE 3450	\$600,000	24/03/2025
2	21 Mcgrath St CASTLEMAINE 3450	\$680,000	05/09/2024
3	44 Mcgrath St CASTLEMAINE 3450	\$620,000	22/03/2024

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:

11/06/2025 16:51



3 1 2

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$659,000
Median House Price
11/06/2024 - 10/06/2025: \$725,000

Comparable Properties



22 Maclise St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$600,000
Method: Private Sale
Date: 24/03/2025
Property Type: House
Land Size: 663 sqm approx



21 Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 -

Price: \$680,000
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 763 sqm approx



44 Mcgrath St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 -

Price: \$620,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 439 sqm approx