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 and postcode	13 RUSSELL STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$315,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$285,000	Property type	House	Suburb	Casterton
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
2-6 STEWART LANE CASTERTON VIC 3311	$395,000	31-Oct-24
187 HENTY STREET CASTERTON VIC 3311	$285,000	14-Apr-25
48A JACKSON STREET CASTERTON VIC 3311	$265,000	03-Jul-25

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: 27 October 2025

Nutrien Harcourts

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2-6 STEWART LANE CASTERTON VIC 3311

2 2 1

Sold Price **$395,000** Sold Date **31-Oct-24**

Distance **2.03km**



187 HENTY STREET CASTERTON VIC 3311

2 1 1

Sold Price **$285,000** Sold Date **14-Apr-25**

Distance **1.07km**



48A JACKSON STREET CASTERTON VIC 3311

2 1 -

Sold Price **$265,000** Sold Date **03-Jul-25**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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