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	12 Parker Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $695,000

Median sale price

Median price $747,500 Property Type House Suburb Castlemaine

Period - From 01/10/2023 to 30/09/2024 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	76 Main Rd CAMPBELLS CREEK 3451	$640,000	22/04/2024
2	5 Preshaw St CASTLEMAINE 3450	$740,000	02/04/2024
3	160 Duke St CASTLEMAINE 3450	$720,000	20/10/2023

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: 10/01/2025 08:49

12 Parker Street, Castlemaine Vic 3450

Andrew Turley
03 5472 1155
0428 129 469
andrewturley@jelliscraig.com.au



3 2 4

Property Type: House
Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price
$695,000
Median House Price
Year ending September 2024: $747,500

Comparable Properties



76 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

3 1 2

Price: $640,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 854 sqm approx

Agent Comments



5 Preshaw St CASTLEMAINE 3450 (REI/VG)

3 1 2

Price: $740,000
Method: Private Sale
Date: 02/04/2024
Property Type: House
Land Size: 808 sqm approx

Agent Comments



160 Duke St CASTLEMAINE 3450 (REI/VG)

3 1 4

Price: $720,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 806 sqm approx

Agent Comments

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