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	3 Lemon Street, Campbells Creek Vic 3451

Indicative selling price

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

Range between $795,000 & $835,000

Median sale price

Median price $680,000 Property Type House Suburb Campbells Creek

Period - From 28/01/2024 to 27/01/2025 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	99 Hargraves St CASTLEMAINE 3450	$830,000	20/12/2024
2	83 Farnsworth St CASTLEMAINE 3450	$810,000	13/11/2024
3	134 Duke St CASTLEMAINE 3450	$810,000	28/08/2024

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: 28/01/2025 14:29

3 Lemon Street, Campbells Creek Vic 3451

Scott Rawlings
03 5472 1155
0409 675 408
scottrawlings@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $835,000
Median House Price
28/01/2024 - 27/01/2025: $680,000

Comparable Properties



99 Hargraves St CASTLEMAINE 3450 (REI)

3 1 2

Price: $830,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 856 sqm approx

Agent Comments



83 Farnsworth St CASTLEMAINE 3450 (REI/VG)

3 1 2

Price: $810,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 593 sqm approx

Agent Comments



134 Duke St CASTLEMAINE 3450 (REI/VG)

3 2 2

Price: $810,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 874 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.