

# 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 Douglas Crescent, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$785,000

### Median sale price

Median price \$710,000

Property Type House

Suburb Castlemaine

Period - From 28/09/2025

to 27/09/2026

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 North St CASTLEMAINE 3450     | \$766,000 | 30/06/2026   |
| 2                              | 6 Farnsworth St CASTLEMAINE 3450 | \$760,000 | 26/06/2026   |
| 3                              | 7 Treasure St CASTLEMAINE 3450   | \$825,000 | 19/09/2025   |

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:

28/09/2026 15:15



4 1 4

**Property Type:** House  
**Land Size:** 669 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$785,000

**Median House Price**  
28/09/2025 - 27/09/2026: \$710,000

## Comparable Properties



**22 North St CASTLEMAINE 3450 (REI)**

**Agent Comments**

4 2 1

**Price:** \$766,000  
**Method:** Private Sale  
**Date:** 30/06/2026  
**Property Type:** House  
**Land Size:** 647 sqm approx



**6 Farnsworth St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 1 2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 26/06/2026  
**Property Type:** House  
**Land Size:** 720 sqm approx



**7 Treasure St CASTLEMAINE 3450 (REI)**

**Agent Comments**

4 2 2

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** House  
**Land Size:** 800 sqm approx