

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

108 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$700,000

Property Type House

Suburb Campbells Creek

Period - From 01/01/2025

to 31/12/2025

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	20 Brown St CASTLEMAINE 3450	\$495,000	22/12/2025
2	94 Farnsworth St CASTLEMAINE 3450	\$520,000	26/06/2025
3	95a Johnstone St CASTLEMAINE 3450	\$480,000	12/12/2024

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:

31/03/2026 10:16

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Indicative Selling Price

\$495,000

Median House Price

Year ending December 2025: \$700,000



2 1 3

Property Type: House

Land Size: 1093 sqm approx

Agent Comments

Comparable Properties



20 Brown St CASTLEMAINE 3450 (REI/VG)

2 1 -

Price: \$495,000

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 1287 sqm approx

Agent Comments

Slightly larger block. No under cover parking



94 Farnsworth St CASTLEMAINE 3450 (REI/VG)

2 1 2

Price: \$520,000

Method: Private Sale

Date: 26/06/2025

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Smaller block. Closer to Castlemaine CBD



95a Johnstone St CASTLEMAINE 3450 (REI/VG)

2 1 1

Price: \$480,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Smaller block. No undercover parking