

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 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$230,000

&

\$253,000

Median sale price

Median price

\$295,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

08/07/2025

to

07/07/2026

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	38 Brigade Av CAMPBELLS CREEK 3451	\$203,500	01/09/2025
2	178 Main Rd CHEWTON 3451	\$192,000	30/07/2025
3	4 Keyolah Ct MCKENZIE HILL 3451	\$195,000	14/03/2025

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:

08/07/2026 13:22

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Indicative Selling Price

\$230,000 - \$253,000

Median Land Price

08/07/2025 - 07/07/2026: \$295,000



Property Type: Land

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



38 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)



Price: \$203,500

Method: Private Sale

Date: 01/09/2025

Property Type: Land

Land Size: 514 sqm approx

Agent Comments

Very close proximity. Slightly larger land size



178 Main Rd CHEWTON 3451 (REI/VG)



Price: \$192,000

Method: Private Sale

Date: 30/07/2025

Property Type: Land

Land Size: 425 sqm approx

Agent Comments

Slightly smaller block. Further from Castlemaine town centre



4 Keyolah Ct MCKENZIE HILL 3451 (REI/VG)



Price: \$195,000

Method: Private Sale

Date: 14/03/2025

Property Type: Land

Land Size: 420 sqm approx

Agent Comments

Slightly smaller land size. Further from Castlemaine town centre

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