

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

181b Main Road, Campbells Creek Vic 3451

### Indicative selling price

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

Single price

\$685,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

26/08/2025

to

25/08/2026

Source

Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 57 Main Rd CHEWTON 3451           | \$705,000 | 02/07/2026   |
| 2 | 27 Main Rd CAMPBELLS CREEK 3451   | \$650,000 | 12/05/2026   |
| 3 | 14 Chapel St CAMPBELLS CREEK 3451 | \$700,000 | 11/05/2026   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/08/2026 15:04



2   
 2   
 2

**Property Type:**  
**Land Size:** 565 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$685,000

**Median House Price**

26/08/2025 - 25/08/2026: \$680,000

## Comparable Properties



**57 Main Rd CHEWTON 3451 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 02/07/2026

**Property Type:** House (Res)

**Land Size:** 1032 sqm approx



**27 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

3   
 1   
 2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 12/05/2026

**Property Type:** House

**Land Size:** 869 sqm approx



**14 Chapel St CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

3   
 2   
 -

**Price:** \$700,000

**Method:** Private Sale

**Date:** 11/05/2026

**Property Type:** House

**Land Size:** 674 sqm approx

**Account - Cantwell Property Castlemaine Pty Ltd** | P: 03 5472 1133 | F: 03 5472 3172