

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

24 Ross Drive, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2025

to

31/03/2026

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 Ross Dr CASTLEMAINE 3450	\$1,625,000	04/06/2026
2	6 Ross Dr CASTLEMAINE 3450	\$1,480,000	27/05/2026
3	3 Chapmans Rd CASTLEMAINE 3450	\$1,700,000	16/09/2025

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:

10/06/2026 11:24

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Indicative Selling Price

\$1,595,000

Median House Price

Year ending March 2026: \$745,000



4 2 6

Property Type: House

Land Size: 26460 sqm approx

Agent Comments

Comparable Properties



20 Ross Dr CASTLEMAINE 3450 (REI)

Agent Comments

3 2 8

Price: \$1,625,000

Method: Private Sale

Date: 04/06/2026

Property Type: House

Land Size: 10036.21 sqm approx



6 Ross Dr CASTLEMAINE 3450 (REI)

Agent Comments

4 2 4

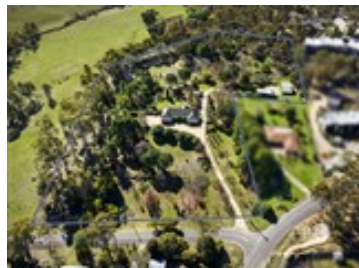
Price: \$1,480,000

Method: Private Sale

Date: 27/05/2026

Property Type: House

Land Size: 16673.06 sqm approx



3 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

5 3 6

Price: \$1,700,000

Method: Private Sale

Date: 16/09/2025

Property Type: House

Land Size: 28000 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087