

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

28 Neates Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$695,000 Property Type House Suburb Campbells Creek

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	13 Sheehan Ct CASTLEMAINE 3450	\$850,000	25/03/2026
2	43 Neates Rd CAMPBELLS CREEK 3451	\$855,000	11/02/2026
3	6 Catherine Ct CAMPBELLS CREEK 3451	\$845,000	09/10/2025

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:

16/06/2026 14:44



4 2 2

Property Type: House
Land Size: 1528 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$890,000
Median House Price
Year ending March 2026: \$695,000

Comparable Properties



13 Sheehan Ct CASTLEMAINE 3450 (REI)

4 2 4

Price: \$850,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 1447 sqm approx

Agent Comments

Similar sized block closer into Castlemaine township, but a much older home.



43 Neates Rd CAMPBELLS CREEK 3451 (REI/VG)

3 1 4

Price: \$855,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 4277 sqm approx

Agent Comments

Interesting home on just over an acre. Larger block but only 1 bathroom and 3 bedrooms



6 Catherine Ct CAMPBELLS CREEK 3451 (REI/VG)

3 2 3

Price: \$845,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 1677 sqm approx

Agent Comments

Similar age home on a similar sized block but a battle-axe with only 3 bedrooms.

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