

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

3 Cooper Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$1,750,000

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 eighteen 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	32 Wilkie St CASTLEMAINE 3450	\$1,590,000	10/07/2025
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

27/05/2026 16:10

Andrew Turley
03 5472 1155
0428 129 469

andrewturley@jellisrcraig.com.au

Indicative Selling Price
\$1,750,000

Median House Price
Year ending March 2026: \$695,000



6 3 2

Property Type: House
Land Size: 5820 sqm approx
Agent Comments

Comparable Properties



32 Wilkie St CASTLEMAINE 3450 (REI/VG)

4 2 2

Price: \$1,590,000
Method: Private Sale
Date: 10/07/2025
Property Type: House
Land Size: 4050 sqm approx

Agent Comments

Closer to Castlemaine town centre, but two less bedrooms, one less bathroom and slightly smaller in land size and doesn't have inground pool

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 eighteen months.