

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 Ely Court, Castlemaine Vic 3450

Indicative selling price

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

Range between \$695,000

&

\$725,000

Median sale price

Median price \$729,500

Property Type House

Suburb Castlemaine

Period - From 01/07/2025

to

30/06/2026

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 Lushington Rise MCKENZIE HILL 3451	\$745,000	29/04/2026
2	2 Parkview CI CASTLEMAINE 3450	\$700,000	09/12/2025
3	7 Maltby Dr CASTLEMAINE 3450	\$687,000	24/11/2025

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:

27/07/2026 22:26



Property Type: House

Land Size: 719 sqm approx

Agent Comments

Comparable Properties



20 Lushington Rise MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 29/04/2026

Property Type: House

Land Size: 796 sqm approx



2 Parkview CI CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 587 sqm approx



7 Maltby Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$687,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 817 sqm approx