

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 Watson Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$712,500

Property Type

House

Suburb

Castlemaine

Period - From

03/09/2025

to

02/09/2026

Source

Property Data

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	2 Munro Ct CASTLEMAINE 3450	\$1,100,000	28/08/2025
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:

03/09/2026 11:37



3 2 2

Property Type: House
Land Size: 1030 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000

Median House Price
03/09/2025 - 02/09/2026: \$712,500

Comparable Properties



2 Munro Ct CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$1,100,000
Method: Private Sale
Date: 28/08/2025
Property Type: House

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.