

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30a Stephen Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

27/08/2025

to

26/08/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	31 Butterworth St CASTLEMAINE 3450	\$450,000	01/07/2026
2	9 Freeman St CASTLEMAINE 3450	\$465,000	13/05/2026
3	67 Duke St CASTLEMAINE 3450	\$525,000	03/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/08/2026 11:37



3 1 3

Property Type: House
Land Size: 920 sqm approx
Agent Comments

Indicative Selling Price
\$485,000

Median House Price
27/08/2025 - 26/08/2026: \$680,000

Comparable Properties



31 Butterworth St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$450,000
Method: Private Sale
Date: 01/07/2026
Property Type: House (Res)
Land Size: 687 sqm approx



9 Freeman St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$465,000
Method: Private Sale
Date: 13/05/2026
Property Type: House
Land Size: 646 sqm approx



67 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 304 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172