

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

6 Thomas Lane, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Castlemaine

Period - From

10/08/2025

to

09/08/2026

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 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	75a Duke St CASTLEMAINE 3450	\$585,000	07/08/2026
2	6 Saint St CASTLEMAINE 3450	\$658,000	30/06/2026
3	45 Gingell St CASTLEMAINE 3450	\$557,500	22/05/2026

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:

10/08/2026 14:12



2 1 1

Property Type: House
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$610,000

Median House Price
10/08/2025 - 09/08/2026: \$720,000

Comparable Properties



75a Duke St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$585,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 459 sqm approx



6 Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$658,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 518 sqm approx



45 Gingell St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$557,500
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 513 sqm approx

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