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 and postcode	63 HENTY STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$490,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$281,500	Property type	House	Suburb	Casterton
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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
15 MCPHERSON STREET CASTERTON VIC 3311	$435,000	06-Mar-26
5 HANDLEY STREET CASTERTON VIC 3311	$428,000	06-Mar-26
62-66 ADDISON STREET CASTERTON VIC 3311	$425,000	11-Sep-25

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: 19 March 2026

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15 MCPHERSON STREET CASTERTON VIC 3311

3 1 1

Sold Price RS $435,000 Sold Date 06-Mar-26

Distance 0.25km

5 HANDLEY STREET CASTERTON VIC 3311

4 2 3

Sold Price RS $428,000 Sold Date 06-Mar-26

Distance 0.79km

62-66 ADDISON STREET CASTERTON VIC 3311

3 1 2

Sold Price $425,000 Sold Date 11-Sep-25

Distance 0.95km

RS = Recent sale **UN** = Undisclosed Sale

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