

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

69 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2025

to

31/12/2025

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	1 Vincent PI CASTLEMAINE 3450	\$760,000	21/11/2025
2	69 Templeton St CASTLEMAINE 3450	\$730,000	04/06/2025
3	67 Hargraves St CASTLEMAINE 3450	\$785,000	06/05/2025

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:

19/03/2026 14:23

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Indicative Selling Price

\$795,000

Median House Price

Year ending December 2025: \$755,000



3 1 2

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



1 Vincent PI CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$760,000

Method: Private Sale

Date: 21/11/2025

Property Type: House

Land Size: 618 sqm approx



69 Templeton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 -

Price: \$730,000

Method: Private Sale

Date: 04/06/2025

Property Type: House

Land Size: 508 sqm approx



67 Hargraves St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$785,000

Method: Private Sale

Date: 06/05/2025

Property Type: House

Land Size: 514 sqm approx

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