

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

7 Broad Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$885,000 & \$915,000

Median sale price

Median price \$695,000 Property Type House Suburb Campbells Creek

Period - From 01/04/2025 to 31/03/2026 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	6 Mckendry St CASTLEMAINE 3450	\$906,000	28/04/2026
2	93 Diamond Gully Rd MCKENZIE HILL 3451	\$970,000	30/10/2025
3	19 Webbs Rd CAMPBELLS CREEK 3451	\$850,000	12/08/2025

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:

14/05/2026 13:22



Property Type: House

Land Size: 3696 sqm approx

Agent Comments

Comparable Properties



6 Mckendry St CASTLEMAINE 3450 (REI)



Price: \$906,000

Method: Private Sale

Date: 28/04/2026

Property Type: House

Land Size: 3260 sqm approx

Agent Comments

One less bedroom, slightly smaller block, closer to Castlemaine town centre



93 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG)



Price: \$970,000

Method: Private Sale

Date: 30/10/2025

Property Type: House

Land Size: 4047 sqm approx

Agent Comments

1 less bedroom, slightly larger block, extra shedding



19 Webbs Rd CAMPBELLS CREEK 3451 (REI)



Price: \$850,000

Method: Private Sale

Date: 12/08/2025

Property Type: House

Land Size: 3780 sqm approx

Agent Comments

Similar property specifications