

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 Macafee Road, 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

\$729,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2025

to

30/06/2026

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	22 North St CASTLEMAINE 3450	\$766,000	30/06/2026
2	23 Farnsworth St CASTLEMAINE 3450	\$765,000	25/02/2026
3	24 Chapmans Rd CASTLEMAINE 3450	\$760,000	27/01/2026

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:

05/08/2026 11:06



3 2 2

Rooms: Plus study/4th bedroom

Property Type: House

Land Size: 685 sqm approx

Agent Comments

Comparable Properties



22 North St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 1

Price: \$766,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 647 sqm approx



23 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 593 sqm approx



24 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$760,000

Method: Private Sale

Date: 27/01/2026

Property Type: House

Land Size: 836 sqm approx