

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

89 Bowden Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$695,000

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	28 Hunter St CASTLEMAINE 3450	\$640,000	02/07/2026
2	6 Saint St CASTLEMAINE 3450	\$658,000	30/06/2026
3	10 Adams St CASTLEMAINE 3450	\$662,000	23/06/2026

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 22:37



Property Type: House

Land Size: 418 sqm approx

Agent Comments

Comparable Properties



28 Hunter St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 02/07/2026

Property Type: House

Land Size: 304 sqm approx



6 Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$658,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 518 sqm approx



10 Adams St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$662,000

Method: Private Sale

Date: 23/06/2026

Property Type: House

Land Size: 734 sqm approx