

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

4 BAIRD STREET CASTLEMAINE VIC 3450

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,500

Property type

House

Suburb

Castlemaine

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

13 TREASURE STREET CASTLEMAINE VIC 3450	\$780,000	21-Mar-25
1 TREASURE STREET CASTLEMAINE VIC 3450	\$715,000	18-Aug-25
6-6A DICK STREET CASTLEMAINE VIC 3450	\$745,000	13-Aug-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: 17 March 2026



WILKINSON NOBLE
PROPERTY PARTNERS

Pauline Wilkinson

P 0468543589

M 0468543589

E supernghanhi@gmail.com



**13 TREASURE STREET
CASTLEMAIRE VIC 3450**

3 1 1

Sold Price **\$780,000** Sold Date **21-Mar-25**

Distance **0.2km**



**1 TREASURE STREET
CASTLEMAIRE VIC 3450**

3 1 1

Sold Price **\$715,000** Sold Date **18-Aug-25**

Distance **0.23km**



**6-6A DICK STREET CASTLEMAIRE
VIC 3450**

2 1 2

Sold Price **\$745,000** Sold Date **13-Aug-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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