

# 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 57 Main Road, Chewton Vic 3451  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$730,000

### Median sale price

Median price \$773,125 Property Type House Suburb Chewton

Period - From 07/11/2024 to 06/11/2025 Source Property Data

### 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	15 Pitman St CHEWTON 3451	\$720,000	05/11/2025
2	1 Treasure St CASTLEMAINE 3450	\$715,000	10/10/2025
3	14a Chapel St CAMPBELLS CREEK 3451	\$695,000	29/09/2025

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: 07/11/2025 07:54

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 3   
  1   
  2

**Property Type:** Residential  
**Land Size:** 1,040 Approx sqm  
 approx  
 Agent Comments

**Indicative Selling Price**

\$690,000 - \$730,000

**Median House Price**

07/11/2024 - 06/11/2025: \$773,125

## Comparable Properties

**15 Pitman St CHEWTON 3451 (REI)**

Agent Comments

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  1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx

**1 Treasure St CASTLEMAINE 3450 (REI)**

Agent Comments

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**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** House  
**Land Size:** 823 sqm approx

**14a Chapel St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

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**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** House  
**Land Size:** 814 sqm approx

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