

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1B Wimble Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$715,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2025

to

31/12/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1b Mcgrath St CASTLEMAINE 3450	\$655,000	06/02/2026
2	1 Vincent Pl CASTLEMAINE 3450	\$760,000	21/11/2025
3	40 North St CASTLEMAINE 3450	\$730,000	24/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/04/2026 14:54



Property Type:
Agent Comments

Indicative Selling Price
\$715,000
Median House Price
Year ending December 2025: \$755,000

Comparable Properties



1b Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 517 sqm approx



1 Vincent Pl CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 618 sqm approx



40 North St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 416 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377