

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 4 Johnstone Street, Castlemaine Vic 3450

**Indicative selling price**

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

Single price \$795,000

**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 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	114 Farnsworth St CASTLEMAINE 3450	\$800,000	12/01/2026
2	23 Johnstone St CASTLEMAINE 3450	\$745,000	17/12/2025
3	89 Forest St CASTLEMAINE 3450	\$765,000	17/09/2025

**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:

18/03/2026 09:26



4 2 1

**Property Type:** House  
**Land Size:** 393 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$795,000  
**Median House Price**  
Year ending December 2025: \$755,000

## Comparable Properties



114 Farnsworth St CASTLEMAINE 3450 (VG)

**Agent Comments**

3 - -

**Price:** \$800,000  
**Method:** Sale  
**Date:** 12/01/2026  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx



23 Johnstone St CASTLEMAINE 3450 (REI/VG)

**Agent Comments**

4 2 1

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 17/12/2025  
**Property Type:** House  
**Land Size:** 1025 sqm approx



89 Forest St CASTLEMAINE 3450 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** House  
**Land Size:** 817 sqm approx

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



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