

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
62 ● ADDISON STREET CASTERTON VIC 3311

Indicative selling price

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

Single Price	\$429,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$340,000	Property type	House	Suburb	Casterton
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
64 MURRAY STREET CASTERTON VIC 3311	\$420,000	07-Nov-24
19 HUTTON STREET CASTERTON VIC 3311	\$455,000	09-Jan-25
25 MT GAMBIER ROAD CASTERTON VIC 3311	\$420,000	16-Dec-24

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: 08 May 2025



64 MURRAY STREET CASTERTON
VIC 3311

Sold Price

\$420,000 Sold Date **07-Nov-24**

3 1 3

Distance **0.21km**



19 HUTTON STREET CASTERTON
VIC 3311

Sold Price

\$455,000 Sold Date **09-Jan-25**

3 1 1

Distance **0.28km**



25 MT GAMBIER ROAD
CASTERTON VIC 3311

Sold Price

\$420,000 Sold Date **16-Dec-24**

3 1 2

Distance **0.64km**



6 GAZZARD STREET CASTERTON
VIC 3311

Sold Price

\$425,000 Sold Date **15-Nov-24**

3 2 -

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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