

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

218 HENTY 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$281,500

Property type

Commercial

Suburb

Casterton

Period-from

01 Nov 2024

to

31 Oct 2025

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 MCEVOY STREET CASTERTON VIC 3311	\$345,000	29-May-25
5 GEORGE STREET CASTERTON VIC 3311	\$375,000	01-Mar-25
25 MT GAMBIER ROAD CASTERTON VIC 3311	\$420,000	28-Nov-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: 17 November 2025

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**13 MCEVOY STREET CASTERTON
VIC 3311**

4 1 2

Sold Price **\$345,000** Sold Date **29-May-25**

Distance **0.5km**

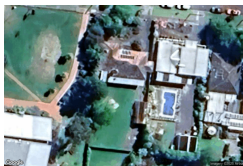


**5 GEORGE STREET CASTERTON
VIC 3311**

3 1 4

Sold Price **\$375,000** Sold Date **01-Mar-25**

Distance **0.59km**



**25 MT GAMBIER ROAD
CASTERTON VIC 3311**

3 1 2

Sold Price **\$420,000** Sold Date **28-Nov-24**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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