

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

21 MT GAMBIER ROAD 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

House

Suburb

Casterton

Period-from

01 Sep 2025

to

31 Aug 2026

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

24 ROBERTS STREET CASTERTON VIC 3311	\$410,000	23-Feb-26
167 HENTY STREET CASTERTON VIC 3311	\$450,000	21-Mar-26
15 MCPHERSON STREET CASTERTON VIC 3311	\$435,000	02-Mar-26

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.~~

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Sarah Thompson
P 03 5581 1625
M 0439841656
E sarah.w@nh.com.au



**24 ROBERTS STREET CASTERTON
VIC 3311**

3 1 2

Sold Price

\$410,000

Sold Date

23-Feb-26

Distance

0.55km



**167 HENTY STREET CASTERTON
VIC 3311**

3 1 2

Sold Price

\$450,000

Sold Date

21-Mar-26

Distance

1.08km



**15 MCPHERSON STREET
CASTERTON VIC 3311**

3 1 1

Sold Price

\$435,000

Sold Date

02-Mar-26

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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