

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

Lot 2 87 Clunes Road Creswick Victoria 3363

Indicative selling price

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

Single Price

\$170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Other

Suburb

Creswick

Period-from

01 Mar 2025

to

28 Feb 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

2 COOPER STREET CRESWICK VIC 3363	\$185,000	22-Feb-25
15 AUGUSTA DRIVE CRESWICK VIC 3363	\$170,000	11-Jun-25
10 PENNY LANE CRESWICK VIC 3363	\$160,000	19-Dec-25

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: 09 March 2026



2 COOPER STREET CRESWICK VIC 3363

Sold Price

\$185,000

Sold Date

22-Feb-25

4 2 -

Distance

0.19km



15 AUGUSTA DRIVE CRESWICK VIC 3363

Sold Price

\$170,000

Sold Date

11-Jun-25

- - -

Distance

3.74km



10 PENNY LANE CRESWICK VIC 3363

Sold Price

\$160,000

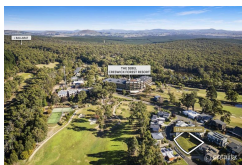
Sold Date

19-Dec-25

4 - 2

Distance

3.74km



13 HEPBURN COURT CRESWICK VIC 3363

Sold Price

\$180,000

Sold Date

24-Apr-25

- - -

Distance

3.74km

RS = Recent sale

UN = Undisclosed Sale

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