

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

69 WILD ORCHID ROAD CRESWICK VIC 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Creswick

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

19 SCHWARZ ROAD BALD HILLS VIC 3364	\$785,000	12-Dec-24
34 MCMILLAN ROAD BROOMFIELD VIC 3364	\$710,000	31-Jul-24
205 FOUR STAR ROAD CRESWICK VIC 3363	\$750,000	25-Feb-23

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: 04 September 2026



**19 SCHWARZ ROAD BALD HILLS
VIC 3364**

3 1 2

Sold Price

\$785,000

Sold Date

12-Dec-24

Distance

2.27km



**34 MCMILLAN ROAD BROOMFIELD
VIC 3364**

3 2 3

Sold Price

\$710,000

Sold Date

31-Jul-24

Distance

4.54km



**205 FOUR STAR ROAD CRESWICK
VIC 3363**

3 2 10

Sold Price

\$750,000

Sold Date

25-Feb-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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