

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

18 ROGERS STREET 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

\$185,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Creswick

Period-from

01 Sep 2024

to

31 Aug 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

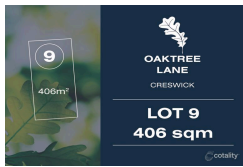
Date of sale

8 OAKTREE LANE CRESWICK VIC 3363	\$185,000	31-May-24
11 OAKTREE LANE CRESWICK VIC 3363	\$185,000	28-Mar-24
12 OAKTREE LANE CRESWICK VIC 3363	\$185,000	28-Aug-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: 11 September 2025



8 OAKTREE LANE CRESWICK VIC 3363

Sold Price

\$185,000

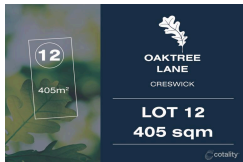
Sold Date

31-May-24

4 2 2

Distance

1.22km



11 OAKTREE LANE CRESWICK VIC 3363

Sold Price

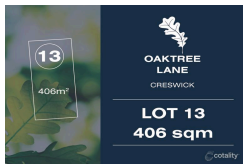
Sold Date

28-Mar-24

4 2 2

Distance

1.22km



12 OAKTREE LANE CRESWICK VIC 3363

Sold Price

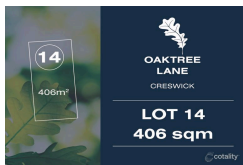
Sold Date

28-Aug-24

4 2 2

Distance

1.22km



13 OAKTREE LANE CRESWICK VIC 3363

Sold Price

Sold Date

28-Oct-24

4 2 2

Distance

1.22km



2 COOPER STREET CRESWICK VIC 3363

Sold Price

Sold Date

22-Feb-25

1 1 -

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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