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 or locality and postcode	3 Reed Street, Creswick Vic 3363

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $549,000 & $570,000

Median sale price

Median price $644,000 Property Type House Suburb Creswick

Period - From 01/01/2025 to 31/03/2025 Source REIV

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
1	91 Church St CRESWICK 3363	$580,000	16/06/2025
2	86 Macs St CRESWICK 3363	$630,000	17/03/2025
3	146 Albert St CRESWICK 3363	$570,000	14/02/2025

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: 19/06/2025 09:55

3 Reed Street, Creswick Vic 3363



3 1 2

Property Type: House
Land Size: 1008 sqm approx

Agent Comments

Indicative Selling Price
$549,000 - $570,000
Median House Price
March quarter 2025: $644,000

Comparable Properties



91 Church St CRESWICK 3363 (REI)

4 1 2

Price: $580,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 1013 sqm approx

Agent Comments



86 Macs St CRESWICK 3363 (REI/VG)

3 2 4

Price: $630,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 1010 sqm approx

Agent Comments



146 Albert St CRESWICK 3363 (REI/VG)

3 2 -

Price: $570,000
Method: Private Sale
Date: 14/02/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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