Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/17 CRESWELL ROAD BITTERN VIC 3918

Indicative selling price

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

~~Single Price~~		or range between	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$652,500	Property type	Unit	Suburb	Bittern
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 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
2538 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918	$780,000	23-Sep-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 October 2025

Harcourts
Stephanie Dowler
P 0409 919 419
M 0409 919 419
E stephanie.dowler@harcourts.com.au



2538 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918

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Sold Price RS **$780,000** UN

Sold Date **23-Sep-25**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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