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	121 Ascot-creswick Road, Creswick Vic 3363

Indicative selling price

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

Range between $860,000 & $890,000

Median sale price

Median price $545,000 Property Type House Suburb Creswick

Period - From 25/03/2024 to 24/03/2025 Source Property Data

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	22 Prince St CRESWICK 3363	$880,000	07/03/2025
2	5 Melbourne Rd CRESWICK 3363	$889,000	20/01/2025
3	73 Bald Hills Rd CRESWICK 3363	$850,000	29/04/2024

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: 25/03/2025 16:13

121 Ascot-creswick Road, Creswick Vic 3363

4 2 2

Property Type: House
Land Size: 3200sqm sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $890,000
Median House Price
25/03/2024 - 24/03/2025: $545,000

Comparable Properties



22 Prince St CRESWICK 3363 (REI)

4 2 4

Price: $880,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 5702 sqm approx

Agent Comments



5 Melbourne Rd CRESWICK 3363 (REI)

4 3 3

Price: $889,000
Method: Private Sale
Date: 20/01/2025
Property Type: House

Agent Comments



73 Bald Hills Rd CRESWICK 3363 (REI/VG)

4 2 5

Price: $850,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 5422.79 sqm approx

Agent Comments

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

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