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	86 Clunes Road, Creswick Vic 3363

Indicative selling price

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

Range between $440,000 & $460,000

Median sale price

Median price $540,000 Property Type House Suburb Creswick

Period - From 07/05/2024 to 06/05/2025 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	25 Clunes Rd CRESWICK 3363	$440,000	28/08/2024
2	5 Hyde Park Rd CRESWICK 3363	$450,000	14/05/2024
3	29 Melbourne Rd CRESWICK 3363	$453,500	17/03/2024

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: 07/05/2025 09:18

86 Clunes Road, Creswick Vic 3363



3 1 2

Property Type: House
Land Size: 1013 sqm approx

Agent Comments

Indicative Selling Price
$440,000 - $460,000
Median House Price
07/05/2024 - 06/05/2025: $540,000

Comparable Properties



25 Clunes Rd CRESWICK 3363 (REI/VG)

3 1 1

Price: $440,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 580 sqm approx

Agent Comments



5 Hyde Park Rd CRESWICK 3363 (VG)

3 - -

Price: $450,000
Method: Sale
Date: 14/05/2024
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments



29 Melbourne Rd CRESWICK 3363 (REI/VG)

2 1 1

Price: $453,500
Method: Private Sale
Date: 17/03/2024
Property Type: House
Land Size: 445 sqm approx

Agent Comments

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

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