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	43 Elizabeth Road, Creswick Vic 3363

Indicative selling price

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

Range between $825,000 & $875,000

Median sale price

Median price $560,000 Property Type House Suburb Creswick

Period - From 01/10/2024 to 30/09/2025 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	121 Ascot Creswick Rd CRESWICK 3363	$860,000	11/04/2025
2	22 Prince St CRESWICK 3363	$880,000	07/03/2025
3	2142 Midland Hwy SPRINGMOUNT 3364	$890,000	12/12/2024

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: 18/12/2025 13:09

43 Elizabeth Road, Creswick Vic 3363

Dean Parish
0490382264
dean.parish@fletchers.net.au



3 1 2

Rooms: 6
Property Type: House
Land Size: 8214 sqm approx

Agent Comments

Indicative Selling Price
$825,000 - $875,000
Median House Price
Year ending September 2025: $560,000

Comparable Properties



121 Ascot Creswick Rd CRESWICK 3363 (REI)

4 2 3

Price: $860,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 3283 sqm approx

Agent Comments



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



2142 Midland Hwy SPRINGMOUNT 3364 (REI/VG)

4 2 2

Price: $890,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 8093.72 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

REIV THE DIFFERENCE | propertydata.com.au

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