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 and postcode

115 CHURCH STREET CRESWICK VIC 3363

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	\$590,000	&	\$640,000
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$527,000	Prop	erty type House		Suburb	Creswick	
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

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
91 CHURCH STREET CRESWICK VIC 3363	\$580,000	12-May-25
101 NAPIER STREET CRESWICK VIC 3363	\$810,000	03-May-25
21 HALL STREET CRESWICK VIC 3363	\$890,000	01-Mar-25

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: 11 November 2025





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91 CHURCH STREET CRESWICK VIC Sold Price 3363

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\$580,000 Sold Date 12-May-25

Distance 0.16km



101 NAPIER STREET CRESWICK VIC Sold Price 3363

\$810,000 Sold Date 03-May-25

Distance 0.14km



21 HALL STREET CRESWICK VIC

Sold Price

\$890,000 Sold Date **01-Mar-25**

Distance 0.21km



91 NAPIER STREET CRESWICK VIC Sold Price 3363

Sold Date 01-Mar-25

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0.21km Distance



25 SEMMENS AVENUE CRESWICK Sold Price **VIC 3363**

\$630,000 Sold Date **21-May-25**

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\$ 2

Distance 0.31km



154 BALLARAT ROAD CRESWICK Sold Price VIC 3363

\$640,000 Sold Date **02-Jul-25**

= 3

₾ 1

Distance 0.48km

RS = Recent sale

UN = Undisclosed Sale

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