

## 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

34 ROGERS 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	\$695,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$540,000	Property type	House	Suburb	Creswick
Period-from	01 Jan 2025	to	31 Dec 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
32 ROGERS STREET CRESWICK VIC 3363	\$670,000	26-Nov-24
15 HAMMON STREET CRESWICK VIC 3363	\$658,000	27-Feb-25
23 CASTLEMAINE ROAD CRESWICK VIC 3363	\$695,000	04-Nov-24

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.

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**32 ROGERS STREET CRESWICK  
VIC 3363**

Sold Price

**\$670,000** Sold Date **26-Nov-24**

4 2 6

Distance **0.02km**



**15 HAMMON STREET CRESWICK  
VIC 3363**

Sold Price

**\$658,000** Sold Date **27-Feb-25**

4 2 2

Distance **0.71km**



**23 CASTLEMAINE ROAD  
CRESWICK VIC 3363**

Sold Price

**\$695,000** Sold Date **04-Nov-24**

3 2 4

Distance **0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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