

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

77 Pasco Street, Creswick Vic 3363

Indicative selling price

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

Range between

\$575,000

&

\$595,000

Median sale price

Median price

\$572,500

Property Type

House

Suburb

Creswick

Period - From

10/12/2024

to

09/12/2025

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	30 Camp St CRESWICK 3363	\$575,000	27/11/2025
2	8 Cooper St CRESWICK 3363	\$585,000	27/10/2025
3	3 Reed St CRESWICK 3363	\$560,000	25/07/2025

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:

10/12/2025 09:02



 3
  2
  2

Property Type: Land
Land Size: 461 sqm approx
Agent Comments

Indicative Selling Price
 \$575,000 - \$595,000
Median House Price
 10/12/2024 - 09/12/2025: \$572,500

Comparable Properties



30 Camp St CRESWICK 3363 (REI)

Agent Comments

 3
  2
  2

Price: \$575,000
Method: Private Sale
Date: 27/11/2025
Property Type: House



8 Cooper St CRESWICK 3363 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$585,000
Method: Private Sale
Date: 27/10/2025
Property Type: House
Land Size: 379 sqm approx



3 Reed St CRESWICK 3363 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$560,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 1008 sqm approx