Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8 Davis Street, Creswick Vic 3363
Including suburb or	
locality and postcode	
,	

Indicative selling price

Property offered for sale

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

Single price \$545,000

Median sale price

Median price	\$560,000	Pro	perty Type	House		Suburb	Creswick
Period - From	15/10/2024	to	14/10/2025	S	ource	Property	v 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 eighteen 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	9 Semmens Av CRESWICK 3363	\$575,000	04/02/2025
2			
3			

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 eighteen months.

This Statement of Information was prepared on:	15/10/2025 09:57









Rooms: 7

Property Type: House **Land Size:** 314 sqm approx

Agent Comments

Indicative Selling Price \$545,000 Median House Price 15/10/2024 - 14/10/2025: \$560,000

Comparable Properties



9 Semmens Av CRESWICK 3363 (REI/VG)

=

3





a 2

Agent Comments

Price: \$575,000 Method: Private Sale Date: 04/02/2025 Property Type: House Land Size: 432 sqm approx

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 eighteen months.

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



