

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

8 Davis Street, Creswick Vic 3363

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Creswick

Period - From

15/10/2024

to

14/10/2025

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 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



3 2 2

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)

Agent Comments

3 2 2

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.



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