

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

\$550,000

&

\$575,000

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Creswick

Period - From

21/01/2025

to

20/01/2026

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	112 Melbourne Rd CRESWICK 3363	\$550,000	18/11/2025
3	8 Cooper St CRESWICK 3363	\$585,000	27/10/2025

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:

21/01/2026 10:00



3 2 2

Property Type: House
Land Size: 460 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$575,000
Median House Price
 21/01/2025 - 20/01/2026: \$575,000

Comparable Properties



30 Camp St CRESWICK 3363 (REI/VG)

Agent Comments

3 2 2

Price: \$575,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 449 sqm approx



112 Melbourne Rd CRESWICK 3363 (REI/VG)

Agent Comments

3 1 4

Price: \$550,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 1076 sqm approx



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

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