

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

176 BALLARAT ROAD 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

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Creswick

Period-from

01 Mar 2025

to

28 Feb 2026

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

1 DAVIES STREET CRESWICK VIC 3363	\$640,000	19-Mar-26
115 CHURCH STREET CRESWICK VIC 3363	\$625,500	22-Dec-25
25 HARVEY STREET CRESWICK VIC 3363	\$675,000	17-Sep-25

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: 31 March 2026


1 DAVIES STREET CRESWICK VIC 3363

Sold Price

^{RS} **\$640,000**

Sold Date

19-Mar-26
 4

  2

  2

Distance

2.93km

115 CHURCH STREET CRESWICK VIC 3363

Sold Price

\$625,500

Sold Date

22-Dec-25
 3

  2

  2

Distance

0.7km

25 HARVEY STREET CRESWICK VIC 3363

Sold Price

\$675,000

Sold Date

17-Sep-25
 3

  2

  2

Distance

2.18km
RS = Recent sale

UN = Undisclosed Sale

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