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

3	CREEK	CRESCENT	HORSHAM	VIC 3400
-	0110011	OILE O DEILI		110 0 100

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$349,500	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$382,500	Property type		House		Suburb	Horsham
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Corelogic

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
31 HENRY STREET HORSHAM VIC 3400	\$344,000	10-May-24
1A MURRAY STREET HORSHAM VIC 3400	\$350,000	09-Feb-24
23 KALIMNA AVENUE HORSHAM VIC 3400	\$365,000	03-Apr-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: 17 July 2025



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Zia Borda

M 0418 504 855

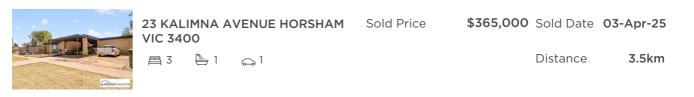
E stafflink@horshamrealestate.com.au



	31 HENRY STREET HORSHAM VIC 3400			Sold Price	\$344,000	Sold Date	10-May-24
1	E 3	1	⇔ 1			Distance	1.31km



-	1A MURRAY STREET HORSHAM VIC Sold Price 3400					\$350,000	0 Sold Date 09-Feb-24		
	= 3	1	⇔ 2				Distance	2.39km	



RS = Recent sale UN = Undisclosed Sale

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