

## 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

41 HEDGE STREET ARMSTRONG CREEK VIC 3217

### 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	\$650,000	&	\$690,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$650,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Sep 2024	to	31 Aug 2025	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
143 ASHBURY BOULEVARD ARMSTRONG CREEK VIC 3217	\$686,000	01-Aug-25
11 LANGUID STREET ARMSTRONG CREEK VIC 3217	\$685,000	25-Jul-25
19 ALLANSFORD CRESCENT ARMSTRONG CREEK VIC 3217	\$665,000	28-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 September 2025