

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
17 AVOCET WAY 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 \$600,000 & \$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$655,500 Property type House Suburb Armstrong Creek
Period-from 01 Oct 2024 to 30 Sep 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
30 JACANA WAY ARMSTRONG CREEK VIC 3217	\$645,000	17-Jul-25
13 PINTAIL ROAD ARMSTRONG CREEK VIC 3217	\$635,000	16-Aug-25
11-15 JACANA WAY ARMSTRONG CREEK VIC 3217	\$645,000	29-Jul-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: 08 October 2025