

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

137 WARRALILY BOULEVARD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$323,000

Property type

Land

Suburb

Armstrong Creek

Period-from

01 Dec 2024

to

30 Nov 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

22 ROTTNESS DRIVE ARMSTRONG CREEK VIC 3217	\$985,000	27-Mar-25
5-9 ROWANDS STREET MOUNT DUNEED VIC 3217	\$1,050,000	04-Nov-24
18 FLEURIEU CIRCUIT ARMSTRONG CREEK VIC 3217	\$1,065,000	18-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: 05 December 2025