

## 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

18 FORBES 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	\$690,000	&	\$750,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$660,000	Property type	House	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
25 CHAMBERLAIN DRIVE ARMSTRONG CREEK VIC 3217	\$682,500	28-Oct-25
9 FORBES STREET ARMSTRONG CREEK VIC 3217	\$723,000	05-Nov-24
23 ABODE STREET ARMSTRONG CREEK VIC 3217	\$740,000	21-Oct-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: 09 December 2025