

## 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

16 ARMSTRONG BOULEVARD MOUNT DUNEED VIC 3217

### Indicative selling price

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

Single Price

or range  
between

\$1,190,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,250

Property type

House

Suburb

Mount Duneed

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 69 AMBROSIA DRIVE ARMSTRONG CREEK VIC 3217  | \$1,285,000 | 08-Oct-25 |
| 12 NATURALISTE WAY ARMSTRONG CREEK VIC 3217 | \$1,210,000 | 05-Jul-25 |
| 17 PENEDREL DRIVE MOUNT DUNEED VIC 3217     | \$1,215,000 | 17-Feb-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: 29 December 2025



**69 AMBROSIA DRIVE ARMSTRONG CREEK VIC 3217**

 5  5  2

Sold Price

**\$1,285,000**

Sold Date

**08-Oct-25**

Distance

**3.03km**



**12 NATURALISTE WAY ARMSTRONG CREEK VIC 3217**

 4  4  2

Sold Price

**\$1,210,000**

Sold Date

**05-Jul-25**

Distance

**4.43km**



**17 PENEDREL DRIVE MOUNT DUNEED VIC 3217**

 4  2  2

Sold Price

**\$1,215,000**

Sold Date

**17-Feb-25**

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.