

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

LOT 129 / 596A HORSESHOE BEND ROAD 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	\$358,100	or range between	&
--------------	-----------	------------------	---

Median sale price

(*Delete house or unit as applicable)

Median Price	\$662,500	Property type	House
Suburb	Armstrong Creek		
Period-from	01 Jan 2025	to	31 Dec 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
76 SHEARWATER DRIVE ARMSTRONG CREEK VIC 3217	\$395,000	12-Sep-25
LOT 3027 ALLANSFORD CRESCENT ARMSTRONG CREEK VIC 3217	\$415,000	30-Sep-25
LOT 3125 BERKELEY DRIVE ARMSTRONG CREEK VIC 3217	\$389,000	30-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: 29 January 2026