

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
42 BLACKWATTLE DRIVE 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 \$670,000 & \$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$665,000 Property type House Suburb Armstrong Creek
Period-from 01 Feb 2025 to 31 Jan 2026 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
81 IRIS LOOP ARMSTRONG CREEK VIC 3217	\$700,000	20-Jan-26
8 CARDAMON STREET ARMSTRONG CREEK VIC 3217	\$750,000	23-Dec-25
20 CHAMBERLAIN DRIVE ARMSTRONG CREEK VIC 3217	\$680,000	13-Jan-26

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: 11 February 2026