

# 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

176 Warralily Boulevard, Armstrong Creek, Vic 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$810,000

&

\$830,000

### Median sale price

Median price

\$700,000

Property type

House

Suburb

Armstrong Creek

Period - From

01/11/2025

to

31/01/2026

Source



PropTrack

### 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 eighteen 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
21 Rottness Drive, Armstrong Creek, VIC 3217	\$795,000	24/09/2024
22 Evergreen Street, Armstrong Creek, VIC 3217	\$790,000	23/11/2024
7 Tipene Street, Armstrong Creek, VIC 3217	\$825,000	16/11/2024

**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 eighteen months.~~

This Statement of Information was prepared on: 24/02/2026