

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

91 INGLENOK CIRCUIT 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Mar 2025

to

28 Feb 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

37 FLAGSTAFF STREET ARMSTRONG CREEK VIC 3217	\$715,000	22-Feb-26
18 FORBES STREET ARMSTRONG CREEK VIC 3217	\$732,000	06-Feb-26
18 RALEIGH CIRCUIT ARMSTRONG CREEK VIC 3217	\$714,500	08-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: 19 March 2026



**37 FLAGSTAFF STREET
ARMSTRONG CREEK VIC 3217**

 3  2  2

Sold Price

^{RS}

\$715,000

Sold Date

22-Feb-26

Distance

0.31km



**18 FORBES STREET ARMSTRONG
CREEK VIC 3217**

 4  2  2

Sold Price

\$732,000

Sold Date

06-Feb-26

Distance

0.46km



**18 RALEIGH CIRCUIT ARMSTRONG
CREEK VIC 3217**

 3  2  1

Sold Price

\$714,500

Sold Date

08-Jan-26

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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