

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 3216/15 Elmhurst St, Armstrong Creek Vic 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$409,000

&

\$419,000

Median sale price

Median price \$373,000

Property Type Vacant land

Suburb Armstrong Creek

Period - From 28/08/2025

to

27/08/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	60 Lillrose Dr CHARLEMONT 3217	\$410,000	29/04/2026
2	14 Elmhurst St ARMSTRONG CREEK 3217	\$409,000	09/04/2026
3	14 Darwin Av ARMSTRONG CREEK 3217	\$409,000	02/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/08/2026 07:22

Lot 3216/15 Elmhurst St, Armstrong Creek Vic 3217

Rajbir Shahi
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Property Type: Vacant Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$409,000 - \$419,000
Median Land Price
28/08/2025 - 27/08/2026: \$373,000

Comparable Properties

60 Lillrose Dr CHARLEMONT 3217 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 29/04/2026
Property Type: Land
Land Size: 420 sqm approx

14 Elmhurst St ARMSTRONG CREEK 3217 (VG)

Agent Comments



Price: \$409,000
Method: Sale
Date: 09/04/2026
Property Type: Land
Land Size: 412 sqm approx

14 Darwin Av ARMSTRONG CREEK 3217 (VG)

Agent Comments



Price: \$409,000
Method: Sale
Date: 02/04/2026
Property Type: Land
Land Size: 412 sqm approx

Account - Oak Tree Real Estate



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