

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and postcode

15 Elmhurst St, Armstrong Creek Vic 3217

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Residential Land	N/A	N/A	N/A	N/A	400

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

\$419,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	12 Montenegro Cr MOUNT DUNEED 3217				
Sale price	\$410,000	Date of sale	08/04/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	418

Comparable property 2

Address	53 Sittela St MOUNT DUNEED 3217				
Sale price	\$410,000	Date of sale	25/03/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	400

Comparable property 3

Address	33 Buffalo Cirt MOUNT DUNEED 3217				
Sale price	\$409,000	Date of sale	22/03/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	448

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=da59c889b00a9dcbcb1ec49509999f8c>

15 Elmhurst St, Armstrong Creek Vic 3217

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Property Type: Residential Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$409,000 - \$419,000
Median Land Price
01/10/2025 - 30/09/2026: \$375,000

Comparable Properties



12 Montenegro Cr MOUNT DUNEED 3217 (REI)



Agent Comments

Price: \$410,000
Method: Private Sale
Date: 08/04/2026
Property Type: Land
Land Size: 418 sqm approx



53 Sittella St MOUNT DUNEED 3217 (REI)



Agent Comments

Price: \$410,000
Method: Private Sale
Date: 25/03/2026
Property Type: Land
Land Size: 400 sqm approx



33 Buffalo Cirt MOUNT DUNEED 3217 (REI)



Agent Comments

Price: \$409,000
Method: Private Sale
Date: 22/03/2026
Property Type: Land
Land Size: 448 sqm approx

Account - Oak Tree Real Estate



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