Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 21/10/26

Property offered for sale

Address
Including suburb and postcode: 102 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	4	148m²	465m²

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 $670,000 & $700,000

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: N/A

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 $691,000 | Property type House | Suburb Armstrong Creek

Period: from 01 Oct 2025 to 30 Sep 2026 | Source Cotality

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	Sale price	Date of sale
21 MALLACOOTA CRESCENT ARMSTRONG CREEK VIC 3217	$700,000	22-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	152m²	448m²

Comparable property 2

Address	Sale price	Date of sale
6 MIDDLETON ROAD ARMSTRONG CREEK VIC 3217	$682,500	21-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	165m²	402m²

Comparable property 3

Address	Sale price	Date of sale
57 CARTER ROAD ARMSTRONG CREEK VIC 3217	$675,000	22-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	159m²	419m²

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	_____/_____/_____

ALFF
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21 MALLACOOTA CRESCENT ARMSTRONG CREEK VIC 3217

HOUSE

4 | 2 | 2 | 448m² | 152m²

Sold Price RS **$700,000** Sold Date **22-Sep-26**

Distance **2.37km**



6 MIDDLETON ROAD ARMSTRONG CREEK VIC 3217

HOUSE

4 | 2 | 2 | 402m² | 165m²

Sold Price RS **$682,500** Sold Date **21-Sep-26**

Distance **2.11km**



57 CARTER ROAD ARMSTRONG CREEK VIC 3217

HOUSE

4 | 2 | 2 | 419m² | 159m²

Sold Price **$675,000** Sold Date **22-Jul-26**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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