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	366 CHARLEMONT ROAD 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	$660,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Dec 2024	to	30 Nov 2025	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
19 MARENTELLI AVENUE ARMSTRONG CREEK VIC 3217	$670,000	23-Oct-25
55 MCARTHUR CRESCENT ARMSTRONG CREEK VIC 3217	$700,000	10-Oct-25
42 FLEURIEU CIRCUIT ARMSTRONG CREEK VIC 3217	$730,000	18-Sep-25

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: 12 December 2025

Lenka Bezekova
M 0419 970 923
E lenka@certaintyproperty.com.au



19 MARENTELLI AVENUE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$670,000** Sold Date **23-Oct-25**

Distance **0.19km**



55 MCARTHUR CRESCENT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$700,000** Sold Date **10-Oct-25**

Distance **0.87km**



42 FLEURIEU CIRCUIT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$730,000** Sold Date **18-Sep-25**

Distance **1.08km**



245 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$715,000** Sold Date **08-Aug-25**

Distance **1.25km**

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

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