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	44 Prevelly Circuit, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

Median price $662,500 Property Type House Suburb Armstrong Creek

Period - From 19/07/2025 to 18/01/2026 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Lyall Street Armstrong Creek VIC 3217	$830,000	17/12/2025
35 Prevelly Circuit Armstrong Creek VIC 3217	$860,000	04/12/2025
11 Rise Avenue Armstrong Creek VIC 3217	$865,000	26/11/2025

This Statement of Information was prepared on: 19/01/2026