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	254 Warralily Boulevard, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $690,000 & $715,000

Median sale price

Median price $670,000 Property Type House Suburb Armstrong Creek

Period - From 16/09/2025 to 15/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
241 Warralily Boulevard Armstrong Creek VIC 3217	$712,000	16/12/2025
226 Warralily Boulevard Armstrong Creek VIC 3217	$725,000	03/03/2026
51 Hedge Street Armstrong Creek VIC 3217	$695,000	05/11/2025

This Statement of Information was prepared on: 16/03/2026