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	36 Vaughan Drive, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

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

Period - From 15/07/2025 to 13/01/2026 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
46 Currumbin Street Armstrong Creek VIC 3217	$680,000	14/10/2025
9 Daybreak Avenue Armstrong Creek VIC 3217	$720,000	05/12/2025
22 Shipstern Street Armstrong Creek VIC 3217	$715,000	10/10/2025

This Statement of Information was prepared on: 15/01/2026