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<br>Including suburb and postcode | 25 Raleigh Circuit, Armstrong Creek VIC 3217 |

## Indicative selling price

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

Range between $730,000 & $790,000

## Median sale price

Median price $665,000 Property Type House Suburb Armstrong Creek

Period - From 14/08/2025 to 13/02/2026 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 |
|---|---|---|
| 104 Coastside Drive Armstrong Creek VIC 3217 | $780,000 | 17/11/2025 |
| 9 Secluded Drive Armstrong Creek VIC 3217 | $775,000 | 15/08/2025 |
| 11 Seifferts Street Armstrong Creek VIC 3217 | $750,000 | 24/10/2025 |

This Statement of Information was prepared on: 14/02/2026