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	177 Burvilles Road, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $619,000 & $669,000

Median sale price

Median price $685,000 Property Type House Suburb Armstrong Creek

Period - From 20/01/2026 to 19/07/2026 Source price_finder

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
13 Carisbrook Street Armstrong Creek VIC	$645,000	31/03/2026
11 Madeira Street Armstrong Creek VIC	$640,000	05/06/2026
58 Eaglebay Road Armstrong Creek VIC	$640,000	24/04/2026

This Statement of Information was prepared on: 20/07/2026