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	11 CANOE STREET ARMSTRONG CREEK VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Jun 2025	to	31 May 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
44 LANCE DRIVE ARMSTRONG CREEK VIC 3217	$690,000	12-Jun-26
2237 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217	$730,000	10-Jun-26
67 ELEMENT CIRCUIT ARMSTRONG CREEK VIC 3217	$695,000	26-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 June 2026

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44 LANCE DRIVE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS $690,000 Sold Date 12-Jun-26

Distance 0.5km



2237 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS $730,000 Sold Date 10-Jun-26

Distance 0.66km



67 ELEMENT CIRCUIT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS $695,000 Sold Date 26-May-26

Distance 1.23km

RS = Recent sale **UN** = Undisclosed Sale

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