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	39 Middleton Road, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $785,000 & $815,000

Median sale price

Median price $676,000 Property Type House Suburb Armstrong Creek

Period - From 21/11/2025 to 20/05/2026 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
11 Isle Avenue Armstrong Creek VIC 3217	$785,000	20/04/2026
10 Cape Way Armstrong Creek VIC 3217	$795,000	20/02/2026
44 Sittela Street Mount Duneed VIC 3217	$805,000	26/02/2026

This Statement of Information was prepared on: 21/05/2026