JellisCraig

STATEMENT OF INFORMATION

252 WARRALILY BOULEVARD, ARMSTRONG CREEK, VIC 3217

PREPARED BY ELISE CAREY, JELLIS CRAIG GEELONG, PHONE: 0490054598

JellisCraig

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



252 WARRALILY BOULEVARD,

3 2 1

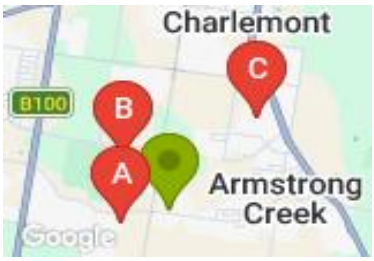
Indicative Selling Price

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

Price Range: **$600,000 to $650,000**

Provided by: Elise Carey, Jellis Craig Geelong

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

$686,000

01 July 2025 to 30 June 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



169 COASTSIDE DR, ARMSTRONG CREEK, VIC

3 2 1

Sale Price

****$593,000**

Sale Date: 12/06/2026

Distance from Property: 639m A



11 ELEMENT CCT, ARMSTRONG CREEK, VIC

3 2 1

Sale Price

$605,000

Sale Date: 28/02/2025

Distance from Property: 959m B



9 CURRUMBIN ST, ARMSTRONG CREEK, VIC

3 2 1

Sale Price

$612,000

Sale Date: 15/09/2025

Distance from Property: 1.8km C

This report has been compiled on 21/07/2026 by Jellis Craig Geelong. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 252 WARRALILY BOULEVARD, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range: $600,000 to $650,000

Median sale price

Median price: $686,000 | Property type: House | Suburb: ARMSTRONG CREEK

Period: 01 July 2025 to 30 June 2026 | Source: pricefinder

Comparable property sales

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
169 COASTSIDE DR, ARMSTRONG CREEK, VIC 3217	**$593,000	12/06/2026
11 ELEMENT CCT, ARMSTRONG CREEK, VIC 3217	$605,000	28/02/2025
9 CURRUMBIN ST, ARMSTRONG CREEK, VIC 3217	$612,000	15/09/2025

This Statement of Information was prepared on: 21/07/2026