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	17 Snedden Street, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $649,000 & $679,000

Median sale price

Median price $682,500 Property Type House Suburb Armstrong Creek

Period - From 23/01/2026 to 22/07/2026 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 Seal Street Armstrong Creek VIC 3217	$669,000	31/03/2026
32 Spirit Crescent Armstrong Creek VIC 3217	$655,000	11/04/2026
11 Whitfords Drive Armstrong Creek VIC 3217	$670,000	23/02/2026

This Statement of Information was prepared on: 23/07/2026