ONE AGENCY
ARMSTRONG CREEK REAL ESTATE

STATEMENT OF INFORMATION

226 WARRALILY BOULEVARD, ARMSTRONG CREEK, VIC 3217

PREPARED BY ADAM MURPHY LICENSED AGENT/ DIRECTOR

ONE AGENCY
ARMSTRONG CREEK REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



226 WARRALILY BOULEVARD,

4 2 2

Indicative Selling Price

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

Price Range: **$690,000 to $749,000**

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

$665,000

01 January 2025 to 31 December 2025

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.



48 IRIS LOOP, ARMSTRONG CREEK, VIC 3217

4 2 2

Sale Price

$725,000

Sale Date: 28/10/2025

Distance from Property: 1.3km



7 HAMMOND ST, ARMSTRONG CREEK, VIC

4 2 2

Sale Price

$743,000

Sale Date: 21/10/2025

Distance from Property: 268m



9 SANDHILL ST, ARMSTRONG CREEK, VIC 3217

4 2 2

Sale Price

$690,000

Sale Date: 08/10/2025

Distance from Property: 877m

This report has been compiled on 13/02/2026 by One Agency Armstrong Creek Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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	226 WARRALILY BOULEVARD, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:	$690,000 to $749,000

Median sale price

Median price	$665,000	Property type	House	Suburb	ARMSTRONG CREEK
Period	01 January 2025 to 31 December 2025	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
48 IRIS LOOP, ARMSTRONG CREEK, VIC 3217	$725,000	28/10/2025
7 HAMMOND ST, ARMSTRONG CREEK, VIC 3217	$743,000	21/10/2025
9 SANDHILL ST, ARMSTRONG CREEK, VIC 3217	$690,000	08/10/2025

This Statement of Information was prepared on: 13/02/2026