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	15 BRADY 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	$879,000	&	$929,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Nov 2024	to	31 Oct 2025	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
28 MARENTELLI AVENUE ARMSTRONG CREEK VIC 3217	$970,000	23-Sep-25
36-38 MORNINGSIDE CIRCUIT ARMSTRONG CREEK VIC 3217	$915,000	09-Oct-25
18 FLEURIEU CIRCUIT ARMSTRONG CREEK VIC 3217	$1,065,000	06-Oct-25

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: 08 November 2025

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28 MARENTELLI AVENUE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$970,000** Sold Date **16-Sep-21**

Distance **2.86km**



36-38 MORNINGSIDE CIRCUIT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$915,000** Sold Date **09-Oct-25**

Distance **3.52km**



18 FLEURIEU CIRCUIT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS **$1,065,000** Sold Date **06-Oct-25**

Distance **4.09km**

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

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