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 or locality and postcode	20 Trinity Way, Armstrong Creek Vic 3217

Indicative selling price

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

Range between $629,000 & $649,000

Median sale price

Median price $642,000 Property Type House Suburb Armstrong Creek

Period - From 01/01/2025 to 31/03/2025 Source REIV

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
1	208 Warralily Blvd ARMSTRONG CREEK 3217	$640,000	23/04/2025
2	16 Snedden St ARMSTRONG CREEK 3217	$635,000	01/04/2025
3	38 Daybreak Av ARMSTRONG CREEK 3217	$640,000	03/03/2025

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: 27/05/2025 12:19

20 Trinity Way, Armstrong Creek Vic 3217



4 2 2

Property Type: House
Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price
$629,000 - $649,000
Median House Price
March quarter 2025: $642,000

Comparable Properties



208 Warralily Blvd ARMSTRONG CREEK 3217 (REI)

4 2 1

Price: $640,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 301 sqm approx

Agent Comments



16 Snedden St ARMSTRONG CREEK 3217 (REI)

4 2 2

Price: $635,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 400.36 sqm approx

Agent Comments



38 Daybreak Av ARMSTRONG CREEK 3217 (REI/VG)

4 2 2

Price: $640,000
Method: Private Sale
Date: 03/03/2025
Property Type: House
Land Size: 465 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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