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	41 Ambrosia Drive, Armstrong Creek Vic 3217

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $660,000 Property Type House Suburb Armstrong Creek

Period - From 01/10/2024 to 30/09/2025 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 eighteen 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	69 Ambrosia Dr ARMSTRONG CREEK 3217	$1,285,000	08/10/2025
2	70-74 Flourish Dr MOUNT DUNEED 3217	$1,260,000	19/09/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 05/11/2025 15:02

41 Ambrosia Drive, Armstrong Creek Vic 3217

FLETCHERS



Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $660,000

Comparable Properties



69 Ambrosia Dr ARMSTRONG CREEK 3217 (REI)

5 5 2

Agent Comments

Price: $1,285,000
Method: Private Sale
Date: 08/10/2025
Property Type: House
Land Size: 512 sqm approx



70-74 Flourish Dr MOUNT DUNEED 3217 (REI)

4 2 2

Agent Comments

Price: $1,260,000
Method: Private Sale
Date: 19/09/2024
Property Type: House (Res)

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 eighteen months.

Account - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE

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