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	14 UNGUD WAY 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	$695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Jun 2025	to	31 May 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

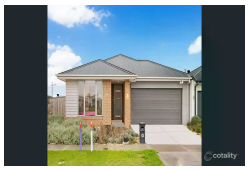
Address of comparable property	Price	Date of sale
24 GALENE DRIVE ARMSTRONG CREEK VIC 3217	$710,000	28-May-26
8 SERENITY STREET ARMSTRONG CREEK VIC 3217	$700,000	14-Jan-26
45 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217	$695,000	10-Mar-26

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: 19 June 2026

Property Reports
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24 GALENE DRIVE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS $710,000 UN

Sold Date 28-May-26

Distance 0.17km



8 SERENITY STREET ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price $700,000

Sold Date 14-Jan-26

Distance 0.21km



45 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price $695,000

Sold Date 10-Mar-26

Distance 0.33km

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

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