STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/43 ARMSTRONG ROAD, MCCRAE, VIC







Indicative Selling Price

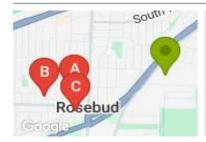
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$795,000

Provided by: Jackie Scott, Woodards - Flynn & Co Peninsula

MEDIAN SALE PRICE



MCCRAE, VIC, 3938

Suburb Median Sale Price (Unit)

\$785,000

01 October 2024 to 30 September 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



98 OCEAN ST, ROSEBUD, VIC 3939







Sale Price

**\$800,000

Sale Date: 29/09/2025

Distance from Property: 1.2km





199 SEVENTH AVE, ROSEBUD, VIC 3939









Sale Price

\$770,000

Sale Date: 15/06/2025

Distance from Property: 1.6km





1 DEIGHTON DR, ROSEBUD, VIC 3939







Sale Price

\$786,000

Sale Date: 12/06/2025

Distance from Property: 1.3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate 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 in 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.

Address Including suburb and postcode	2/43 ARMSTRONG ROAD, MCCRAE, VIC 3938
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Indicative selling price

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Single Price:	\$795,000
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Median sale price

Median price	\$785,000	Property type	Unit	Suburb	MCCRAE
Period	01 October 2024 to 30 September 2025		Source	F	ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
98 OCEAN ST, ROSEBUD, VIC 3939	**\$800,000	29/09/2025
199 SEVENTH AVE, ROSEBUD, VIC 3939	\$770,000	15/06/2025
1 DEIGHTON DR, ROSEBUD, VIC 3939	\$786,000	12/06/2025

This Statement of Information was prepared on:

15/10/2025

