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

23 CASSAVA 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	\$680,000	&	\$730,000
Single Price		\$680,000	&	\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$329,000	Prope	erty type		Land	Suburb	Armstrong Creek
Period-from	01 Oct 2024	to	30 Sep 2	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
245 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217	\$715,000	08-Aug-25
6 NEON AVENUE MOUNT DUNEED VIC 3217	\$680,000	18-Jun-25
18 SNEDDEN STREET ARMSTRONG CREEK VIC 3217	\$715,000	03-Sep-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: 15 October 2025

