

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
37 LANCE DRIVE 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 & \$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$662,500 Property type House Suburb Armstrong Creek
Period-from 01 Jan 2025 to 31 Dec 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
79 COASTSIDE DRIVE ARMSTRONG CREEK VIC 3217	\$707,000	22-Sep-25
18 CAPE WAY ARMSTRONG CREEK VIC 3217	\$714,116	29-Sep-25
22 SHIPSTERN STREET ARMSTRONG CREEK VIC 3217	\$715,000	10-Oct-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: 08 January 2026

**79 COASTSIDE DRIVE
ARMSTRONG CREEK VIC 3217**

4 2 2

Sold Price

\$707,000 Sold Date **22-Sep-25**Distance **0.48km****18 CAPE WAY ARMSTRONG CREEK** Sold Price
VIC 3217

4 2 2

\$714,116 Sold Date **29-Sep-25**Distance **0.82km****22 SHIPSTERN STREET
ARMSTRONG CREEK VIC 3217**

4 2 2

Sold Price

\$715,000 Sold Date **10-Oct-25**Distance **2.16km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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