

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

64 Armstrong Avenue, McCrae 3938

Indicative selling price

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

Price range \$985,000-\$1,080,000

Median sale price - House

(*Delete house or unit as applicable)

Median price \$1,270,000

House

Suburb
or locality McCrae, Vic 3938

Period - From Oct 2024

to Sept 2025

Source Realestate.com.au

Comparable property sales.

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 October 2025

COUPERS LIFESTYLE PROPERTIES
MOONAH LINKS, FINGAL VICTORIA 3939

20/10/2025