

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

13 AMAZON 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

\$503,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

Other

Suburb

Armstrong Creek

Period-from

01 Nov 2024

to

31 Oct 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

69 BOTANY CIRCUIT MOUNT DUNEED VIC 3217	\$524,900	15-Mar-25
26 INLET DRIVE MOUNT DUNEED VIC 3217	\$494,900	23-Sep-25
24 NEWLAND DRIVE ARMSTRONG CREEK VIC 3217	\$480,000	21-Jul-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: 05 November 2025


**69 BOTANY CIRCUIT MOUNT
DUNED VIC 3217**

- - -

Sold Price \$524,900 Sold Date 15-Mar-25
Distance 2.56km

**26 INLET DRIVE MOUNT DUNED
VIC 3217**

- - -

Sold Price \$494,900 Sold Date 23-Sep-25
Distance 2.56km

**24 NEWLAND DRIVE ARMSTRONG
CREEK VIC 3217**

- - -

Sold Price \$480,000 Sold Date 21-Jul-25
Distance 0.91km
RS = Recent sale **UN** = Undisclosed Sale

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