

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
15 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 \$498,000 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
26 INLET DRIVE MOUNT DUNEED VIC 3217	\$494,900	23-Sep-25
69 BOTANY CIRCUIT MOUNT DUNEED VIC 3217	\$524,900	15-Mar-25
6 VOYAGE STREET MOUNT DUNEED VIC 3217	\$449,900	25-Aug-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



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**26 INLET DRIVE MOUNT DUNEED
VIC 3217**



Sold Price

\$494,900 Sold Date **23-Sep-25**

Distance **2.55km**



**69 BOTANY CIRCUIT MOUNT
DUNEED VIC 3217**



Sold Price

\$524,900 Sold Date **15-Mar-25**

Distance **2.55km**



**6 VOYAGE STREET MOUNT
DUNEED VIC 3217**



Sold Price

\$449,900 Sold Date **25-Aug-25**

Distance **2.55km**

RS = Recent sale **UN** = Undisclosed Sale

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