

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

5 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

\$468,000

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
65 LILLROSE DRIVE CHARLEMONT VIC 3217	\$454,000	11-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


**69 BOTANY CIRCUIT MOUNT
DUNEED VIC 3217**

Sold Price **\$524,900** Sold Date **15-Mar-25**
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Distance **2.59km**

**26 INLET DRIVE MOUNT DUNEED
VIC 3217**

Sold Price **\$494,900** Sold Date **23-Sep-25**
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Distance **2.59km**

**65 LILLROSE DRIVE CHARLEMONT
VIC 3217**

Sold Price **\$454,000** Sold Date **11-Aug-25**
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Distance **3.31km**
RS = Recent sale

UN = Undisclosed Sale

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