

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
30 WHITFORDS 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 \$700,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Armstrong Creek
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
47 JACANA WAY ARMSTRONG CREEK VIC 3217	710000	18-Jul-25
36 BURGESS AVENUE ARMSTRONG CREEK VIC 3217	705000	15-Sep-25
23 ABODE STREET ARMSTRONG CREEK VIC 3217	740000	21-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: 13 January 2026

GARTLAND

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47 JACANA WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price

710000 Sold Date 18-Jul-25

Distance 1.07km



36 BURGESS AVENUE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price

705000 Sold Date 15-Sep-25

Distance 0.44km



23 ABODE STREET ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price

740000 Sold Date 21-Oct-25

Distance 1.49km

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

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