

## 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 SALTBREEZE BOULEVARD 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  \$790,000 &  \$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$662,500 Property type  House Suburb  Armstrong Creek  
Period-from  01 Jan 2025 to  31 Dec 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
9 BARLEYCORN BEND ARMSTRONG CREEK VIC 3217	\$830,000	19-Aug-25
25 BARLEYCORN BEND ARMSTRONG CREEK VIC 3217	\$805,000	06-Sep-25
30 DELTA DRIVE ARMSTRONG CREEK VIC 3217	\$840,000	04-Sep-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: 27 January 2026

# GARTLAND

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**9 BARLEYCORN BEND  
ARMSTRONG CREEK VIC 3217**

4 2 2

Sold Price

**\$830,000** Sold Date **19-Aug-25**

Distance **0.1km**



**25 BARLEYCORN BEND  
ARMSTRONG CREEK VIC 3217**

4 2 2

Sold Price

**\$805,000** Sold Date **06-Sep-25**

Distance **0.22km**



**30 DELTA DRIVE ARMSTRONG  
CREEK VIC 3217**

5 2 2

Sold Price

**\$840,000** Sold Date **04-Sep-25**

Distance **1.24km**



**21 TENTERFIELD STREET  
ARMSTRONG CREEK VIC 3217**

4 2 2

Sold Price

**\$840,000** Sold Date **06-Jan-26**

Distance **2.4km**

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

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