

Sarab
& Co
REAL ESTATE

STATEMENT OF INFORMATION

45 COUNTESS STREET, ARMSTRONG CREEK, VIC 3217

PREPARED BY SARAB & CO REAL ESTATE, PO BOX 5022 BELL PARK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 COUNTESS STREET, ARMSTRONG

 5  3  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$779,000 to \$829,000**

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

\$676,000

01 April 2025 to 31 March 2026

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



53 COUNTESS ST, ARMSTRONG CREEK, VIC

 4  2  2

Sale Price

\$795,000

Sale Date: 23/09/2025

Distance from Property: 75m



104 GREYJOY RD, CHARLEMONT, VIC 3217

 4  2  2

Sale Price

\$780,000

Sale Date: 19/11/2025

Distance from Property: 1.2km



This report has been compiled on 08/04/2026 by Sarab & Co Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

45 COUNTESS STREET, ARMSTRONG CREEK, VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$779,000 to \$829,000

Median sale price

Median price

\$676,000

Property type

House

Suburb

ARMSTRONG
CREEK

Period

01 April 2025 to 31 March 2026

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

53 COUNTESS ST, ARMSTRONG CREEK, VIC 3217	\$795,000	23/09/2025
104 GREYJOY RD, CHARLEMONT, VIC 3217	\$780,000	19/11/2025

This Statement of Information was prepared on:

08/04/2026