

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 McMahon Avenue, Armstrong Creek VIC 3217

Indicative selling price

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

Range between

\$825,000

&

\$885,000

Median sale price

Median price

\$676,000

Property Type

House

Suburb

Armstrong Creek

Period - From

14/11/2025

to

13/05/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15 Evergreen Street Armstrong Creek VIC 3217	\$845,000	21/02/2026
18 Buchanan Boulevard Armstrong Creek VIC 3217	\$880,000	11/12/2025
6 Kingscliff Avenue Armstrong Creek VIC 3217	\$827,000	19/03/2026

This Statement of Information was prepared on:

14/05/2026