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	26 Holley Crescent, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $690,000 Property Type House Suburb Armstrong Creek

Period - From 09/03/2026 to 08/09/2026 Source price_finder

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
22 Holley Crescent Armstrong Creek VIC	$622,500	27/03/2026
49 Robinson Street Armstrong Creek VIC	$625,000	09/07/2026
57 Atherton Street Armstrong Creek VIC	$625,000	28/07/2026

This Statement of Information was prepared on: 09/09/2026