

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

3 Cherry Street, Armstrong Creek VIC 3217

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$687,000

Property Type

House

Suburb

Armstrong Creek

Period - From

14/02/2026

to

13/08/2026

Source

price_finder

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 eighteen 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
7 Cherry Street Armstrong Creek VIC	\$610,000	25/03/2026
9 Wilby Walk Charlemont VIC	\$600,000	01/04/2026
23 Bentons Way Armstrong Creek VIC	\$593,000	09/07/2026

This Statement of Information was prepared on:

14/08/2026