

Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$420,000 and the highest for sale price is \$950,000 with a median sale price of \$647,500. Days listed ranges from 23 to 104 days with the average currently at 56 days for these selected properties.

19 AEOLUS ST, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 P3
Distance from Property: 458m

 3  3  1



Property Type: House
Area: 294 m²
RPD: 520//PS845130

Current List Price: **\$950,000**
First List Price: \$950,000
Date Listed: 20/06/2026 Days Listed: 104 Days
Listed Price Change:

Features: BUILD YR: 2026, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED,



7 LIBERATION DR, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 N3
Distance from Property: 323m

 4  2  2



Property Type: Vacant Land
Area: 379 m²
RPD: 112//PS821074

Current List Price: **\$420,000**
First List Price: \$420,000
Date Listed: 01/07/2026 Days Listed: 93 Days
Listed Price Change:

Features:



18 VOLANT DR, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 P3
Distance from Property: 279m

 4  2  2



Property Type: House
Area: 400 m²
RPD: 423//PS838315

Current List Price: **\$699,000 - \$749,000 (Under**
First List Price: \$740,000 - \$770,000
Date Listed: 08/07/2026 Days Listed: 86 Days
Listed Price Change: **-5.5%**

Features:



15 LONGREACH RD, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 N5
Distance from Property: 285m

 4  3  2



Property Type: House
Area: 178 m²
RPD: 2069//PS816880

Current List Price: **\$570,000 - \$610,000**
First List Price: \$590,000-\$640,000
Date Listed: 09/07/2026 Days Listed: 85 Days
Listed Price Change: **-3.4%**

Features: DOUBLE STOREY, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER, SECURE PARKING, GAS, INTERNAL LAUNDRY, FLOORBOARDS, COURTYARD



17-23 BEVERIDGE CCT, ARMSTRONG CREEK...

UBD Ref: Melbourne - 660 N4
Distance from Property: 140m

 2  2  1



Property Type: House
Area: 3,761 m²
RPD: D//PS848771

Current List Price: **\$550000**
First List Price: \$550000
Date Listed: 15/08/2026 Days Listed: 48 Days
Listed Price Change:

Features:



18 NEWPORT DR, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 P5
Distance from Property: 122m

 3  2  2



Property Type: House
Area: 168 m²
RPD: 52//PS848771

Features:

Current List Price: **\$569,000-\$599,000**

First List Price: \$580,000-\$610,000

Date Listed: 19/08/2026 Days Listed: 44 Days

Listed Price Change: **-1.9%**



13 AEOLUS ST, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 P3
Distance from Property: 458m

 4  2  2



Property Type: House
Area: 350 m²
RPD: 523//PS845130

Features:

Current List Price: **\$695,000 - \$745,000**

First List Price: \$695,000 - \$745,000

Date Listed: 01/09/2026 Days Listed: 31 Days

Listed Price Change:



812 BARWON HEADS RD, ARMSTRONG CREEK...

UBD Ref: Melbourne - 660 N6
Distance from Property: 316m

 4  2  4



Property Type: House
Area: 512 m²
RPD: 1113//PS648129

Features: BUILD YR: 2013, STOREYS: 1, LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED,

Current List Price: **\$750,000 - \$825,000**

First List Price: \$780,000 - \$840,000

Date Listed: 03/09/2026 Days Listed: 29 Days

Listed Price Change: **-3.8%**



36 NEWPORT DR, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 P5
Distance from Property: 107m

 3  2  2



Property Type: House
Area: 191 m²
RPD: 73//PS848771

Features:

Current List Price: **\$600,000-\$620,000**

First List Price: \$600,000-\$620,000

Date Listed: 07/09/2026 Days Listed: 25 Days

Listed Price Change:



9 SILKY OAK LANE, ARMSTRONG CREEK 3217

UBD Ref: Melbourne - 660 P6
Distance from Property: 494m

 4  2  2



Property Type: House
Area: 544 m²
RPD: 1052//PS630662

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, SECURE PARKING

Current List Price: **\$800,000-\$870,000**

First List Price: \$800,000-\$870,000

Date Listed: 09/09/2026 Days Listed: 23 Days

Listed Price Change:



Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$710,000 and the highest sale price is \$930,000 with a median sale price of \$765,000. Days listed ranges from 19 to 168 days with the average currently at 61 days for these selected properties.

15 HARKNESS BVD, ARMSTRONG CREEK, VIC 3217

UBD Ref: Melbourne - 660 N3
Distance from Property: 305m



4



2



2



Property Type: House
Area: 475 m²
Area \$/m²: \$1,611
RPD: 108//PS821074

Features:

Sale Price: **\$765,000 (Normal Sale)**
Sale Date: 20/11/2025 Days to Sell: **48 Days**
Last Price: \$760,000 - \$810,000 Chg %:
First Price: \$770,000-\$830,000 Chg %: **-0.6%**



5 SALTREEZE BVD, ARMSTRONG CREEK, VIC 3217

UBD Ref: Melbourne - 660 N6
Distance from Property: 438m



4



2



2



Property Type: House
Area: 529 m²
Area \$/m²: \$1,541
RPD: 1034//PS630662

Features: DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: DISHWASHER

Sale Price: **\$815,000 (Normal Sale)**
Sale Date: 02/02/2026 Days to Sell: **54 Days**
Last Price: \$790,000 - \$850,000 Chg %:
First Price: \$790,000 - \$850,000 Chg %:



33 VOLANT DR, ARMSTRONG CREEK, VIC 3217

UBD Ref: Melbourne - 660 P3
Distance from Property: 390m



4



2



2



Property Type: House
Area: 443 m²
Area \$/m²: \$2,099
RPD: 454//PS845126

Features:

Sale Price: **\$930,000 (Normal Sale)**
Sale Date: 23/02/2026 Days to Sell: **19 Days**
Last Price: \$870,000-\$950,000 Chg %:
First Price: \$870,000-\$950,000 Chg %:



29 LIBERATION DR, ARMSTRONG CREEK, VIC 3217

UBD Ref: Melbourne - 660 N2
Distance from Property: 499m



3



2



2



Property Type: House
Area: 447 m²
Area \$/m²: \$1,600
RPD: 242//PS821075

Features:

Sale Price: **\$715,000 (Normal Sale)**
Sale Date: 12/03/2026 Days to Sell: **43 Days**
Last Price: \$690,000-\$750,000 Chg %:
First Price: \$710,000-\$760,000 Chg %:



6 VOLANT DR, ARMSTRONG CREEK, VIC 3217

UBD Ref: Melbourne - 660 P3
Distance from Property: 281m



4



2



2



Property Type: House
Area: 399 m²
Area \$/m²: \$1,779
RPD: 417//PS838315

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: FLOORBOARDS, GAS, GARDEN / COURTYARD, SECURE PARKING, CABLE OR SATELLITE,

Sale Price: **\$710,000 (Normal Sale)**
Sale Date: 13/05/2026 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



2 EURYBIA PL, ARMSTRONG CREEK, VIC 3217



Property Type: House
Area: 513 m²
Area \$/m²: \$1,598
RPD: 805//PS902775

Features:

UBD Ref: Melbourne - 660 P3
Distance from Property: 496m



4



2



2

Sale Price: **\$820,000 (Normal Sale)**

Sale Date: 15/05/2026 Days to Sell: **168 Days**

Last Price: McGrath - Under Offer Chg %:

First Price: \$815,000 - \$875,000 Chg %:



24 GALENE DR, ARMSTRONG CREEK, VIC 3217



Property Type: House
Area: 402 m²
Area \$/m²: \$1,766
RPD: 513//PS845130

Features:

UBD Ref: Melbourne - 660 P3
Distance from Property: 426m



4



2



2

Sale Price: **\$710,000 (Normal Sale)**

Sale Date: 16/05/2026 Days to Sell: **32 Days**

Last Price: \$690,000 - \$730,000 Chg %:

First Price: \$690,000 - \$730,000 Chg %:



37 BEVERIDGE CIRCUIT, ARMSTRONG CREEK, VIC 3217



Appraisal Price

This market analysis has been prepared on 01/10/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$750,000 to \$780,000

Contact your agent for further information:

Agent Name: sital khalal
Mobile: 0433369950
Office: Renowned Real Estate
Office Phone: 0452060566
Email: sital@renownedrea.com.au