

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

39 Middleton Road, Armstrong Creek VIC 3217

Indicative selling price

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

Range between

\$780,000

&

\$810,000

Median sale price

Median price

\$676,000

Property Type

House

Suburb

Armstrong Creek

Period - From

20/11/2025

to

19/05/2026

Source

Cotality™

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
11 Isle Avenue Armstrong Creek VIC 3217	\$785,000	20/04/2026
10 Cape Way Armstrong Creek VIC 3217	\$795,000	20/02/2026
20 Lampard Street Armstrong Creek VIC 3217	\$783,000	25/02/2026

This Statement of Information was prepared on:

20/05/2026