

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 or
locality and postcode

9 Fawkner Crescent, Armstrong Creek Vic 3217

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$710,000 Property Type House Suburb Armstrong Creek

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	17 Fawkner Cr ARMSTRONG CREEK 3217	\$872,500	07/04/2026
2	33 Volant Dr ARMSTRONG CREEK 3217	\$930,000	23/02/2026
3	25-27 Galley Way ARMSTRONG CREEK 3217	\$860,000	17/12/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/04/2026 11:23



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Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
March quarter 2026: \$710,000

Comparable Properties



17 Fawkner Cr ARMSTRONG CREEK 3217 (REI)

Agent Comments

4 2 2

Price: \$872,500
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 448 sqm approx



33 Volant Dr ARMSTRONG CREEK 3217 (REI)

Agent Comments

4 2 3

Price: \$930,000
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 443 sqm approx



25-27 Galley Way ARMSTRONG CREEK 3217 (REI)

Agent Comments

4 2 2

Price: \$860,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 475 sqm approx