

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

91 Naturaliste Way, Armstrong Creek VIC 3217

Indicative selling price

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

Range between

\$695,000

&

\$745,000

Median sale price

Median price

\$682,500

Property Type

House

Suburb

Armstrong Creek

Period - From

04/02/2026

to

03/08/2026

Source

Cotality™

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
13 Harvey Avenue Armstrong Creek VIC 3217	\$720,000	04/03/2026
13 Ambrosia Drive Armstrong Creek VIC 3217	\$700,000	18/05/2026
45 Harkness Boulevard Armstrong Creek VIC 3217	\$695,000	10/03/2026

This Statement of Information was prepared on:

04/08/2026