

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

24 Vicosia Drive, Armstrong Creek Vic 3217

Indicative selling price

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

Range between

\$849,000

&

\$899,000

Median sale price

Median price

\$665,000

Property Type

House

Suburb

Armstrong Creek

Period - From

01/04/2025

to

30/06/2025

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	74 Naturaliste Way ARMSTRONG CREEK 3217	\$880,000	16/04/2025
2	14 Glory Way ARMSTRONG CREEK 3217	\$880,000	11/02/2025
3	12 Silvercrest Way ARMSTRONG CREEK 3217	\$860,000	17/12/2024

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:

15/07/2025 09:07



4 3 2

Property Type: House
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$849,000 - \$899,000
Median House Price
June quarter 2025: \$665,000

Comparable Properties



74 Naturaliste Way ARMSTRONG CREEK 3217 (REI)

Agent Comments

4 2 2

Price: \$880,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 498 sqm approx



14 Glory Way ARMSTRONG CREEK 3217 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 512 sqm approx



12 Silvercrest Way ARMSTRONG CREEK 3217 (REI/VG)

Agent Comments

4 2 2

Price: \$860,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 576 sqm approx