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	24 Vicosa Drive, Armstrong Creek Vic 3217
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$849,000	&	\$899,000
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Median sale price

Median price	\$665,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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

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

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

Price: \$860,000







Method: Private Sale Date: 17/12/2024 Property Type: House

Land Size: 576 sqm approx

Account - Jellis Craig | P: 03 5222 7325





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