

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

11 Jacana Way, Armstrong Creek VIC 3217

Indicative selling price

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

Range between

\$599,000

&

\$649,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Armstrong Creek

Period - From

30/12/2024

to

29/06/2025

Source

price_finder

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
305 Charlemont Road Armstrong Creek VIC	\$605,000	23/01/2025
43 Whitfords Drive Armstrong Creek VIC	\$648,000	22/02/2025
168 Batten Road Armstrong Creek VIC	\$635,000	06/02/2025

This Statement of Information was prepared on:

30/06/2025