

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

8 Maroubra Street, Armstrong Creek VIC 3217

Indicative selling price

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

Range between

\$795,000

&

\$845,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Armstrong Creek

Period - From

09/12/2024

to

08/06/2025

Source

price_finder

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
15 Pemberton Street Mount Duneed VIC	\$805,000	19/03/2025
83 Unity Drive Mount Duneed VIC	\$825,000	25/02/2025
38 Ross Street Armstrong Creek VIC	\$835,000	18/02/2025

This Statement of Information was prepared on:

10/06/2025