

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

31 Ricky Parade, Armstrong Creek, Vic 3217

Indicative selling price

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

range between

\$729,000

&

\$779,000

Median sale price

Median price

\$696,250

Property type

House

Suburb

Armstrong Creek

Period - From

01/06/2026

to

31/08/2026

Source



PropTrack

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
36 Shipstern Street, Armstrong Creek, VIC 3217	\$730,000	30/06/2025
50 Motion Drive, Mount Duneed, VIC 3217	\$735,000	28/08/2026
13 Naismith Street, Armstrong Creek, VIC 3217	\$785,000	25/08/2026

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 eighteen months.~~

This Statement of Information was prepared on: 14/09/2026