

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

8 SPOONBILL DRIVE ARMSTRONG CREEK VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

14 SORELL STREET ARMSTRONG CREEK VIC 3217	\$610,000	18-Jul-25
3 AVOCET WAY ARMSTRONG CREEK VIC 3217	\$592,500	21-Feb-25
20 TRINITY WAY ARMSTRONG CREEK VIC 3217	\$605,000	22-Jul-25

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: 26 August 2025



14 SORELL STREET ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price

\$610,000

Sold Date

18-Jul-25

Distance

0.62km



3 AVOCET WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price

\$592,500

Sold Date

21-Feb-25

Distance

0.23km



20 TRINITY WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price

\$605,000

Sold Date

22-Jul-25

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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