

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

132 ARMSTRONG STREET COLAC VIC 3250

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,750

Property type

House

Suburb

Colac

Period-from

01 Nov 2024

to

31 Oct 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

140 ARMSTRONG STREET COLAC VIC 3250	\$433,200	10-Feb-25
4 MCLEOD STREET COLAC VIC 3250	\$450,000	30-May-25
170 HEARN STREET COLAC VIC 3250	\$429,000	08-Sep-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: 05 November 2025


**140 ARMSTRONG STREET COLAC
VIC 3250**
 3  1  2

Sold Price

\$433,200

Sold Date

10-Feb-25

Distance

0.06km

**4 MCLEOD STREET COLAC VIC
3250**
 3  1  1

Sold Price

\$450,000

Sold Date

30-May-25

Distance

0.32km

**170 HEARN STREET COLAC VIC
3250**
 3  1  1

Sold Price

\$429,000

Sold Date

08-Sep-25

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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