

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

1/24 NORTH STREET ARDEER VIC 3022

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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/36 BLANCHE STREET ARDEER VIC 3022	\$600,000	21-Feb-26
125 MCLAUGHLIN STREET ARDEER VIC 3022	\$610,000	06-May-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 04 June 2026



**1/36 BLANCHE STREET ARDEER
VIC 3022**

Sold Price

\$600,000

Sold Date

21-Feb-26



3



1



1

Distance

0.41km



**125 MCLAUGHLIN STREET ARDEER
VIC 3022**

Sold Price

^{RS} **\$610,000**

Sold Date

06-May-26



3



1



1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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