

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

1/3 Railway Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,315,000

Property Type Townhouse

Suburb Armadale

Period - From 02/06/2025

to

01/06/2026

Source Property Data

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

	Address of comparable property	Price	Date of sale
1	87a Kambrook Rd CAULFIELD NORTH 3161	\$1,710,000	29/03/2026
2	1/5 Norwood Rd CAULFIELD NORTH 3161	\$1,740,000	28/03/2026
3	1/17 Marriott St CAULFIELD 3162	\$1,620,000	22/03/2026

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 six months.~~

This Statement of Information was prepared on:

02/06/2026 15:08

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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median Townhouse Price
02/06/2025 - 01/06/2026: \$1,315,000

Comparable Properties



87a Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 3 2

Price: \$1,710,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Townhouse (Single)
Land Size: 276 sqm approx



1/5 Norwood Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,740,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



1/17 Marriott St CAULFIELD 3162 (REI)

Agent Comments

4 2 3

Price: \$1,620,000
Method: Auction Sale
Date: 22/03/2026
Property Type: Townhouse (Res)