

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 Cambridge Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,325,500

Property Type House

Suburb Armadale

Period - From 01/01/2025

to

31/03/2025

Source REIV

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	20 Willis St PRAHRAN 3181	\$1,875,000	20/03/2025
2	17 Ashleigh Rd ARMADALE 3143	\$2,000,000	19/02/2025
3	49 Canterbury Rd TOORAK 3142	\$1,851,000	27/01/2025

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:

28/05/2025 12:09



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

March quarter 2025: \$2,325,500

Comparable Properties



20 Willis St PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,875,000

Method: Private Sale

Date: 20/03/2025

Property Type: House



17 Ashleigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res)

Land Size: 211 sqm approx



49 Canterbury Rd TOORAK 3142 (REI/VG)

Agent Comments

3 1 -

Price: \$1,851,000

Method: Private Sale

Date: 27/01/2025

Property Type: House

Land Size: 193 sqm approx