## 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	1 Cambridge Street, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,750,000	&	\$1,900,000
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#### Median sale price

Median price	\$2,325,500	Pro	perty 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.

Ad	dress 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









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)

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Price: \$1,875,000 Method: Private Sale Date: 20/03/2025 Property Type: House **Agent Comments** 



17 Ashleigh Rd ARMADALE 3143 (REI/VG)

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Price: \$2,000,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res) Land Size: 211 sqm approx **Agent Comments** 



49 Canterbury Rd TOORAK 3142 (REI/VG)

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Price: \$1,851,000 Method: Private Sale Date: 27/01/2025 Property Type: House

Land Size: 193 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





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