

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

10 Fulton Street, Armadale Vic 3143

Indicative selling price

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

Range between \$2,350,000

&

\$2,550,000

Median sale price

Median price \$2,230,000

Property Type House

Suburb Armadale

Period - From 01/07/2025

to

30/06/2026

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	3a Hume St ARMADALE 3143	\$2,450,000	15/08/2026
2	17 Church St TOORAK 3142	\$2,480,000	26/05/2026
3	7 Joy St SOUTH YARRA 3141	\$2,550,000	17/05/2026

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:

08/09/2026 17:10

10 Fulton Street, Armadale Vic 3143



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Indicative Selling Price

\$2,350,000 - \$2,550,000

Median House Price

Year ending June 2026: \$2,230,000



3 2 2

Property Type: House

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



3a Hume St ARMADALE 3143 (REI)

4 2 2

Agent Comments

Price: \$2,450,000

Method: Private Sale

Date: 15/08/2026

Property Type: Townhouse (Single)



17 Church St TOORAK 3142 (REI/VG)

4 2 2

Agent Comments

Price: \$2,480,000

Method: Expression of Interest

Date: 26/05/2026

Property Type: House (Res)



7 Joy St SOUTH YARRA 3141 (REI)

3 2 2

Agent Comments

Price: \$2,550,000

Method: Private Sale

Date: 17/05/2026

Property Type: House

Land Size: 181 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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