

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

111 McLaughlin Street, Ardeer Vic 3022

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Ardeer

Period - From

13/04/2025

to

12/04/2026

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	88 Maxweld St ARDEER 3022	\$745,000	21/02/2026
2	27A Blanche St ARDEER 3022	\$720,000	17/02/2026
3	90 McLaughlin St ARDEER 3022	\$725,000	31/10/2025

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:

13/04/2026 13:40



3 1 2

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
13/04/2025 - 12/04/2026: \$705,000

Comparable Properties



88 Maxweld St ARDEER 3022 (REI)

Agent Comments

3 2 1

Price: \$745,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx



27A Blanche St ARDEER 3022 (REI)

Agent Comments

3 2 1

Price: \$720,000
Method: Private Sale
Date: 17/02/2026
Property Type: House (Res)



90 McLaughlin St ARDEER 3022 (REI)

Agent Comments

3 1 1

Price: \$725,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Biggin & Scott | P: 03 9317 5577