

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

15 New Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$2,189,750

Property Type House

Suburb Armadale

Period - From 01/01/2026

to 31/03/2026

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	20 Ross St TOORAK 3142	\$1,465,000	20/12/2025
2	23 Airlie Av PRAHRAN 3181	\$1,550,000	27/11/2025
3	15 Fern Av WINDSOR 3181	\$1,520,000	20/10/2025

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:

14/04/2026 14:54



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2026: \$2,189,750

Comparable Properties



20 Ross St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,465,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 162 sqm approx



23 Airlie Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 240 sqm approx



15 Fern Av WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 20/10/2025

Property Type: House (Res)

Land Size: 201 sqm approx

Account - Marshall White | P: 03 9822 9999