

# 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

19 New Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$2,180,000

Property Type

House

Suburb

Armadale

Period - From

01/04/2024

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	49 Canterbury Rd TOORAK 3142	\$1,851,000	27/01/2025
3	62 Chomley St PRAHRAN 3181	\$1,720,000	28/11/2024

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:

08/05/2025 09:39



3 2 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,700,000 - \$1,850,000  
Median House Price  
Year ending March 2025: \$2,180,000

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



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



62 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000  
Method: Private Sale  
Date: 28/11/2024  
Property Type: House  
Land Size: 194 sqm approx