

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

21 Railway Avenue, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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	49 Victoria Rd.N MALVERN 3144	\$1,485,000	19/05/2026
2	9 Vail St PRAHRAN 3181	\$1,580,000	30/03/2026
3	2 Aintree Rd GLEN IRIS 3146	\$1,550,000	04/03/2026

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:

19/06/2026 09:49



3 2 1

Property Type: House

Agent Comments

Presenting a unique opportunity to enjoy a brilliant alternative to a unit or townhouse, this impeccably presented standalone home on a deep, low maintenance allotment is sure to impress the most discerning of buyers.

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2026: \$2,189,750

Comparable Properties



49 Victoria Rd.N MALVERN 3144 (REI)

Agent Comments

3 1 2

Price: \$1,485,000

Method: Private Sale

Date: 19/05/2026

Property Type: House



9 Vail St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,580,000

Method: Private Sale

Date: 30/03/2026

Property Type: House (Res)

Land Size: 185 sqm approx



2 Aintree Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: House (Res)

Land Size: 411 sqm approx