

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 GLADSTONE AVENUE, ARMADALE, VIC 3143

Indicative selling price

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

Price Range:

\$2,100,000 to \$2,300,000

Median sale price

Median price

\$2,151,000

Property type

House

Suburb

ARMADALE

Period

01 January 2026 to 31 March 2026

Source

pricfinder

Comparable property sales

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
30 SEYMOUR AVE, ARMADALE, VIC 3143	\$2,500,000	18/06/2026
44 KOORYONG RD, ARMADALE, VIC 3143	\$2,122,000	14/03/2026
28 GRACE ST, MALVERN, VIC 3144	\$2,255,000	28/03/2026

This Statement of Information was prepared on:

24/06/2026