

## 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

23 EGERTON ROAD, ARMADALE, VIC 3143

### Indicative selling price

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

Price Range:

\$3,250,000 to \$3,350,000

### Median sale price

Median price

\$1,985,000

Property type

House

Suburb

ARMADALE

Period

01 April 2026 to 30 June 2026

Source



### 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

|                                             |             |            |
|---------------------------------------------|-------------|------------|
| 55 FAIRBAIRN RD, TOORAK, VIC 3142           | \$3,350,000 | 17/02/2026 |
| 17 MURRAY ST, ARMADALE, VIC 3143            | \$3,150,000 | 23/06/2026 |
| 339 GLEN EIRA RD, CAULFIELD NORTH, VIC 3161 | \$3,480,000 | 12/03/2026 |

This Statement of Information was prepared on:

23/07/2026