

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

26 Stuart Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,332,500

Property Type House

Suburb Armadale

Period - From 01/04/2025

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	41 Barkly Av ARMADALE 3143	\$1,660,000	18/04/2026
2	48 Banole Av PRAHRAN 3181	\$1,462,000	01/04/2026
3	9 Vail St PRAHRAN 3181	\$1,580,000	30/03/2026

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:

13/05/2026 15:07



2
 1
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2026: \$2,332,500

Comparable Properties



41 Barkly Av ARMADALE 3143 (REI)

Agent Comments

2
 1
 1

Price: \$1,660,000

Method: Private Sale

Date: 18/04/2026

Property Type: House



48 Banole Av PRAHRAN 3181 (REI)

Agent Comments

3
 1
 1

Price: \$1,462,000

Method: Private Sale

Date: 01/04/2026

Property Type: House



9 Vail St PRAHRAN 3181 (REI)

Agent Comments

3
 2
 -

Price: \$1,580,000

Method: Private Sale

Date: 30/03/2026

Property Type: House (Res)

Land Size: 185 sqm approx

Account - Jellis Craig | P: 03 9864 5000