

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

29 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$2,950,000

&

\$3,245,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Armadale

Period - From 20/03/2025

to

19/03/2026

Source Property Data

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	53 The Avenue WINDSOR 3181	\$3,330,000	19/12/2025
2	40 Irving Av PRAHRAN 3181	\$3,100,000	23/10/2025
3	32 Lorne Rd PRAHRAN 3181	\$3,050,000	15/12/2025

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:

20/03/2026 14:53



4 2 1

Property Type: House
Land Size: 452 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,245,000
Median House Price
20/03/2025 - 19/03/2026: \$2,350,000

Comparable Properties



53 The Avenue WINDSOR 3181 (REI)

Agent Comments

8 2 5

Price: \$3,330,000
Method: Private Sale
Date: 19/12/2025
Property Type: House



40 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

4 3 1

Price: \$3,100,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 207 sqm approx



32 Lorne Rd PRAHRAN 3181 (VG)

Agent Comments

3 - -

Price: \$3,050,000
Method: Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 354 sqm approx