

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

31 Adelaide Street, Armadale Vic 3143

Indicative selling price

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

Range between \$5,000,000

&

\$5,500,000

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	4 Spring Rd MALVERN 3144	\$5,300,000	28/02/2026
2	451 Glenferrie Rd KOORYONG 3144	\$5,100,000	01/04/2026
3			

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.~~

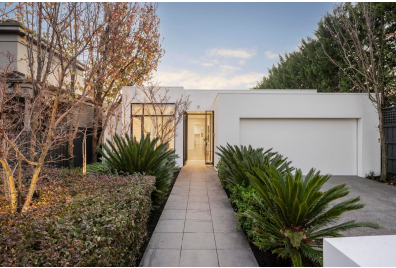
This Statement of Information was prepared on:

12/06/2026 09:20

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Indicative Selling Price
\$5,000,000 - \$5,500,000

Median House Price
March quarter 2026: \$2,189,750



4 3 2

Property Type: House
Agent Comments

Comparable Properties



4 Spring Rd MALVERN 3144 (REI)

Agent Comments

4 4 2

Price: \$5,300,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House
Land Size: 836 sqm approx



451 Glenferrie Rd KOORYONG 3144 (REI)

Agent Comments

5 3 4

Price: \$5,100,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 743 sqm approx

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.