

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

32 Stanhope Street, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

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	68 Jordan St MALVERN 3144	\$1,875,000	20/06/2026
2	14 Cambridge St ARMADALE 3143	\$1,850,000	21/02/2026
3	32 Fulton St ARMADALE 3143	\$1,900,000	21/02/2026

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:

22/06/2026 08:04



3
 2
 2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

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

Comparable Properties



68 Jordan St MALVERN 3144 (REI)

Agent Comments

3
 2
 -

Price: \$1,875,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)



14 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,850,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 217 sqm approx



32 Fulton St ARMADALE 3143 (REI/VG)

Agent Comments

3
 1
 -

Price: \$1,900,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 240 sqm approx