

# 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

37 Llaneast Street, Armadale Vic 3143

### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,380,000 Property Type House Suburb Armadale

Period - From 06/05/2024 to 05/05/2025 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	7a Isabella St MALVERN 3144	\$2,195,000	01/04/2025
2	17 Ashleigh Rd ARMADALE 3143	\$2,000,000	19/02/2025
3	46 Irving Av PRAHRAN 3181	\$2,200,000	08/11/2024

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:

06/05/2025 11:59



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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

06/05/2024 - 05/05/2025: \$2,380,000



4 1 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 417 sqm approx  
**Agent Comments**

## Comparable Properties



**7a Isabella St MALVERN 3144 (REI)**

**Agent Comments**

3 1 1

**Price:** \$2,195,000  
**Method:** Private Sale  
**Date:** 01/04/2025  
**Property Type:** House  
**Land Size:** 572 sqm approx



**17 Ashleigh Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2025  
**Property Type:** House (Res)  
**Land Size:** 211 sqm approx



**46 Irving Av PRAHRAN 3181 (REI/VG)**

**Agent Comments**

4 3 -

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2024  
**Property Type:** House (Res)  
**Land Size:** 213 sqm approx