

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

40 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	49 Victoria Rd.N MALVERN 3144	\$1,485,000	19/05/2026
2	66 Bayview St PRAHRAN 3181	\$1,400,000	24/03/2026
3	48 Pridham St PRAHRAN 3181	\$1,375,000	11/03/2026

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:

03/06/2026 15:16



3 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

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

Comparable Properties



49 Victoria Rd.N MALVERN 3144 (REI)

Agent Comments

3 1 2

Price: \$1,485,000

Method: Private Sale

Date: 19/05/2026

Property Type: House



66 Bayview St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,400,000

Method: Private Sale

Date: 24/03/2026

Property Type: House (Res)



48 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,375,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: House (Res)

Land Size: 182 sqm approx

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