

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

45 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,259,750

Property Type House

Suburb Armadale

Period - From 21/08/2025

to

20/08/2026

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	34 Wattletree Rd ARMADALE 3143	\$1,670,000	13/05/2026
2	41 Barkly Av ARMADALE 3143	\$1,660,000	18/04/2026
3	7 Cambridge St ARMADALE 3143	\$1,700,000	14/04/2026

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:

21/08/2026 10:20



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

21/08/2025 - 20/08/2026: \$2,259,750

Comparable Properties



34 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,670,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 209 sqm approx



41 Barkly Av ARMADALE 3143 (REI)

Agent Comments



Price: \$1,660,000

Method: Private Sale

Date: 18/04/2026

Property Type: House



7 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 14/04/2026

Property Type: House

Land Size: 206 sqm approx

Account - Marshall White | P: 03 9822 9999