

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

55 Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$2,800,000

&

\$3,080,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Armadale

Period - From 01/04/2026

to 30/06/2026

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	3/349 Glenferrie Rd MALVERN 3144	\$2,940,000	06/03/2026
2	54 Mcarthur St MALVERN 3144	\$2,802,000	28/02/2026
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:

11/08/2026 15:38



2 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,080,000
Median House Price
June quarter 2026: \$1,950,000

Comparable Properties



3/349 Glenferrie Rd MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$2,940,000
Method: Private Sale
Date: 06/03/2026
Property Type: House



54 Mcarthur St MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$2,802,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 392 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.

Account - Marshall White | P: 03 9822 9999



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