

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

742 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

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	14 Cambridge St ARMADALE 3143	\$1,850,000	21/02/2026
2	32 Fulton St ARMADALE 3143	\$1,900,000	21/02/2026
3	12 Erica St WINDSOR 3181	\$1,850,000	06/12/2025

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:

21/04/2026 11:02



Rooms: 4

Property Type: House (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



14 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments



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



Price: \$1,900,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 240 sqm approx



12 Erica St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 236 sqm approx