

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

8/17 Myamyn Street, Armadale Vic 3143

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$668,000

Property Type Unit

Suburb Armadale

Period - From 14/04/2025

to

13/04/2026

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	3/349 Glenferrie Rd MALVERN 3144	\$2,940,000	06/03/2026
2	24 Park St MALVERN 3144	\$3,025,000	26/01/2026
3	9/11 Mayfield Av MALVERN 3144	\$3,495,000	08/01/2026

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:

14/04/2026 09:54



2
 2
 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median Unit Price

14/04/2025 - 13/04/2026: \$668,000

Comparable Properties



3/349 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments

3
 2
 2

Price: \$2,940,000

Method: Private Sale

Date: 06/03/2026

Property Type: House



24 Park St MALVERN 3144 (REI/VG)

Agent Comments

3
 3
 3

Price: \$3,025,000

Method: Private Sale

Date: 26/01/2026

Property Type: House



9/11 Mayfield Av MALVERN 3144 (REI)

Agent Comments

3
 2
 2

Price: \$3,495,000

Method: Private Sale

Date: 08/01/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000