

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

8b Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$2,325,500

Property Type House

Suburb Armadale

Period - From 01/01/2025

to

31/03/2025

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	15 Cummins Gr MALVERN 3144	\$1,912,000	09/04/2025
2	43 Edsall St MALVERN 3144	\$1,941,000	29/03/2025
3	1 Hunter St MALVERN 3144	\$1,943,000	20/12/2024

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:

07/05/2025 15:46



Rooms: 2

Property Type:

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

March quarter 2025: \$2,325,500

Comparable Properties



15 Cummins Gr MALVERN 3144 (REI)

Agent Comments



Price: \$1,912,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)



43 Edsall St MALVERN 3144 (REI)

Agent Comments



Price: \$1,941,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)



1 Hunter St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,943,000

Method: Private Sale

Date: 20/12/2024

Property Type: House

Land Size: 240 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525