

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

1 Cambridge Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$2,625,000

Property Type House

Suburb Armadale

Period - From 01/04/2025

to 30/06/2025

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	27 Cummins Gr MALVERN 3144	\$1,825,000	24/05/2025
2	29 Bayview St PRAHRAN 3181	\$1,870,000	17/05/2025
3	12 Bowen St PRAHRAN 3181	\$1,700,000	18/02/2025

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:

21/07/2025 14:49



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
June quarter 2025: \$2,625,000

Comparable Properties



27 Cummins Gr MALVERN 3144 (REI)

Agent Comments

3 1 -

Price: \$1,825,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 275 sqm approx



29 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$1,870,000
Method: Private Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 213 sqm approx



12 Bowen St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,700,000
Method: Sale
Date: 18/02/2025
Property Type: House (Res)
Land Size: 214 sqm approx