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 betweer	en \$1,700,000		&		\$1,850,000				
Median sale price									
Median price	\$2,625,000	Pro	Property Type Hou		ise		Suburb	Armadale	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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



JellisCraig





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) 3 1 2 - Price: \$1,825,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 275 sqm approx	Agent Comments
29 Bayview St PRAHRAN 3181 (REI/VG) 2 2 2 - Price: \$1,870,000 Method: Private Sale Date: 17/05/2025 Property Type: House (Res) Land Size: 213 sqm approx	Agent Comments
12 Bowen St PRAHRAN 3181 (VG) 12 1 2 1 Price: \$1,700,000 Method: Sale Date: 18/02/2025 Property Type: House (Res) Land Size: 214 sqm approx	Agent Comments

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