

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/2A HAMPDEN ROAD, ARMADALE, VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$3,750,000 to \$4,000,000

### Median sale price

Median price

\$660,500

Property type

Other

Suburb

ARMADALE

Period

01 April 2025 to 31 June 2025

Source

  
pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

25 TINTERN AVE, TOORAK, VIC 3142	\$4,230,000	18/02/2025
8/6 MATHOURA RD, TOORAK, VIC 3142	\$4,180,000	07/03/2025

This Statement of Information was prepared on:

22/05/2025