

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

22 Seymour Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

Median sale price

Median price \$2,345,000 Property Type House Suburb Armadale

Period - From 01/01/2025 to 31/12/2025 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	1/7 Mercer Rd ARMADALE 3143	\$3,600,000	24/09/2025
2	54 Barkly Av ARMADALE 3143	\$3,752,000	30/08/2025
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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:

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Rooms: 7
Property Type: House
Land Size: 380 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,500,000 - \$3,750,000
Median House Price
Year ending December 2025: \$2,345,000

Comparable Properties



1/7 Mercer Rd ARMADALE 3143 (VG)

[Agent Comments](#)



Price: \$3,600,000
Method: Sale
Date: 24/09/2025
Property Type: Flat/Unit/Apartment (Res)



54 Barkly Av ARMADALE 3143 (REI/VG)

[Agent Comments](#)



Price: \$3,752,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 431 sqm approx

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.