

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 44 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

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	32 Banole Av PRAHRAN 3181	\$2,000,000	13/09/2025
2	552 Orrong Rd ARMADALE 3143	\$2,000,000	12/09/2025
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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: 24/02/2026 16:49



Property Type: House

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

Year ending December 2025: \$2,345,000

Comparable Properties



32 Banole Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 197 sqm approx



552 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 12/09/2025

Property Type: House (Res)

Land Size: 288 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.

Account - Jellis Craig | P: 03 9864 5000



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