

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

12 Avondale Road, Armadale Vic 3143

Indicative selling price

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

Range between \$5,500,000 & \$6,000,000

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	57 Mathoura Rd TOORAK 3142	\$6,500,000	11/11/2025
2	39 Glassford St ARMADALE 3143	\$6,460,000	28/10/2025
3	34 Airlie Av PRAHRAN 3181	\$5,515,000	16/09/2025

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: 18/02/2026 13:30



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$5,500,000 - \$6,000,000

Median House Price

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

Comparable Properties



57 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

4 3 5

Price: \$6,500,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)



39 Glassford St ARMADALE 3143 (REI/VG)

Agent Comments

4 3 3

Price: \$6,460,000

Method: Expression of Interest

Date: 28/10/2025

Property Type: House (Res)

Land Size: 551 sqm approx



34 Airlie Av PRAHRAN 3181 (REI/VG)

Agent Comments

4 2 2

Price: \$5,515,000

Method: Private Sale

Date: 16/09/2025

Property Type: House (Res)

Land Size: 584 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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