

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 50 Llaneast Street, Armadale Vic 3143

Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

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 | 10 Jordan St MALVERN 3144 | \$4,200,000 | 12/11/2025 |
| 2 | 54 Union St ARMADALE 3143 | \$4,000,000 | 17/09/2025 |
| 3 | 54 Barkly Av ARMADALE 3143 | \$3,752,000 | 30/08/2025 |

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: 24/02/2026 11:33



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Rooms: 9
Property Type: House
Agent Comments

Indicative Selling Price
 \$3,600,000 - \$3,900,000
Median House Price
 Year ending December 2025: \$2,345,000

Comparable Properties



10 Jordan St MALVERN 3144 (REI)

[Agent Comments](#)

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  1

Price: \$4,200,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)



54 Union St ARMADALE 3143 (REI/VG)

[Agent Comments](#)

 5
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  3

Price: \$4,000,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 538 sqm approx



54 Barkly Av ARMADALE 3143 (REI/VG)

[Agent Comments](#)

 4
  2
  2

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

Account - Jellis Craig | P: 03 9864 5000



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