

# 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

10 Barkly Avenue, Armadale Vic 3143

### Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

### 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	8 Barkly Av ARMADALE 3143	\$2,257,500	04/03/2026
2	5 Elgin Av ARMADALE 3143	\$2,002,000	21/02/2026
3	32 Fulton St ARMADALE 3143	\$1,900,000	21/02/2026

**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:

17/03/2026 12:50



 3   
  2   
  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

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

## Comparable Properties



**8 Barkly Av ARMADALE 3143 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$2,257,500

**Method:** Sold Before Auction

**Date:** 04/03/2026

**Property Type:** House

**Land Size:** 334 sqm approx



**5 Elgin Av ARMADALE 3143 (REI)**

Agent Comments

 3   
  2   
  1

**Price:** \$2,002,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 246 sqm approx



**32 Fulton St ARMADALE 3143 (REI)**

Agent Comments

 3   
  1   
  -

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 240 sqm approx

Account - Marshall White | P: 03 9822 9999



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