

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 24 Mt Pleasant Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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)

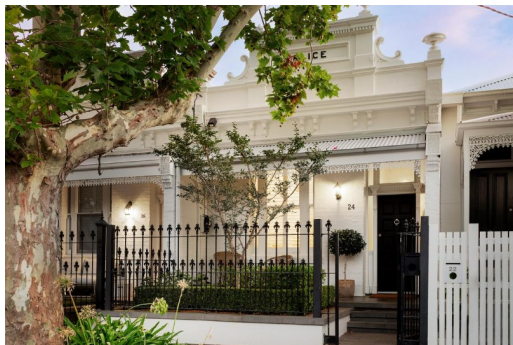
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Fulton St ARMADALE 3143	\$1,985,000	01/04/2026
2	32 Fulton St ARMADALE 3143	\$1,900,000	21/02/2026
3	36 Closeburn Av PRAHRAN 3181	\$1,810,000	31/10/2025

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: 08/04/2026 11:31



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

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

Comparable Properties



6 Fulton St ARMADALE 3143 (REI)

Agent Comments

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Price: \$1,985,000

Method: Private Sale

Date: 01/04/2026

Property Type: House



32 Fulton St ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$1,900,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 240 sqm approx



36 Closeburn Av PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,810,000

Method: Private Sale

Date: 31/10/2025

Property Type: House

Land Size: 213 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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