

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

3/38 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$750,000 & \$785,000

Median sale price

Median price \$648,000 Property Type Unit 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	7/17 Irving Av PRAHRAN 3181	\$760,000	14/02/2026
2	6/41 Kooyong Rd ARMADALE 3143	\$750,000	11/02/2026
3	3/537 Orrong Rd ARMADALE 3143	\$780,000	12/01/2026

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:

18/02/2026 16:02



Property Type: Apartment

Agent Comments

Comparable Properties



7/17 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Apartment

Land Size: 89 sqm approx



6/41 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 11/02/2026

Property Type: Apartment

Land Size: 97 sqm approx



3/537 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 12/01/2026

Property Type: Apartment