

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

41 Barkly Avenue, Armadale VIC 3143

Indicative selling price

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

Range between

\$1,690,000

&

\$1,750,000

Median sale price

Median price

\$1,708,500

Property Type

House

Suburb

Armadale

Period - From

24/08/2025

to

23/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
44 Banole Avenue Prahran VIC 3181	\$1,700,000	12/11/2025
19 Llaneast Street Armadale VIC 3143	\$1,675,000	04/10/2025
3A Horace Street Malvern VIC 3144	\$1,780,000	26/08/2025

This Statement of Information was prepared on:

24/02/2026