

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 6 Fulton Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$2,340,000 Property Type House Suburb Armadale

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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 | 5 Elgin Av ARMADALE 3143 | \$2,002,000 | 21/02/2026 |
| 2 | 17 Mcilwrick St WINDSOR 3181 | \$2,071,000 | 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: 23/02/2026 12:59

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3 2 1

Property Type: House
Land Size: 185 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,950,000
Median House Price
 23/02/2025 - 22/02/2026: \$2,340,000

Comparable Properties



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



17 Mcilwrick St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$2,071,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



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

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