

# 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

32 Cambridge Street, 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 \$1,600,000 & \$1,700,000

### 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	14 Cambridge St ARMADALE 3143	\$1,850,000	21/02/2026
2	13 Cambridge St ARMADALE 3143	\$1,700,000	13/09/2025
3	92 Sutherland Rd ARMADALE 3143	\$1,800,000	08/09/2025

**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:

04/03/2026 09:44



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

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

## Comparable Properties



**14 Cambridge St ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 217 sqm approx



**13 Cambridge St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 204 sqm approx



**92 Sutherland Rd ARMADALE 3143 (VG)**

Agent Comments



**Price:** \$1,800,000

**Method:** Sale

**Date:** 08/09/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 224 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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