

# 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

20 Union 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

\$4,100,000

&

\$4,500,000

### 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	34 Northcote Rd ARMADALE 3143	\$4,275,000	11/11/2025
2			
3			

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:

27/02/2026 10:33



 4    3    2

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,100,000 - \$4,500,000

**Median House Price**

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

## Comparable Properties

**34 Northcote Rd ARMADALE 3143 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$4,275,000

**Method:** Auction Sale

**Date:** 11/11/2025

**Property Type:** House (Res)

**Land Size:** 518 sqm approx

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.

Account - RT Edgar | P: 03 9826 1000