Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 13/10/2026

Property offered for sale

Address
Including suburb and postcode: 11 Murray Street, Armadale Vic 3143

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	5	5	N/A	429

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $9,950,000 | & | $10,495,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $2,800,000 | Property type: House | Suburb: Armadale

Period: from 01/07/2026 to 30/09/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

11 Murray Street, Armadale, is a truly unique property, with very few directly comparable homes in the market. The most relevant comparable sale dates back approximately three years and was an attached residence in South Yarra of similar scale, landholding and architectural design. Given the property's distinctive nature, **there have been no directly comparable sales within the past six months and within a two-kilometre radius** that provide meaningful like-for-like evidence. In fact, there have been very few comparable transactions over the past several years.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=288da8a9868df2ef7c05ba39fd48d6b3

11 Murray Street, Armadale Vic 3143



4 5 5

Property Type: House
Land Size: 429 sqm approx

Agent Comments

Indicative Selling Price
$9,950,000 - $10,495,000
Median House Price
September quarter 2026: $2,800,000

Comparable Properties

11 Murray Street, Armadale, is a truly unique property, with very few directly comparable homes in the market. The most relevant comparable sale dates back approximately three years and was an attached residence in South Yarra of similar scale, landholding and architectural design. Given the property's distinctive nature, **there have been no directly comparable sales within the past six months and within a two-kilometre radius** that provide meaningful like-for-like evidence. In fact, there have been very few comparable transactions over the past several years.

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