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<br>Including suburb and postcode | 5 Elgin Avenue, Armadale Vic 3143 |

## Indicative selling price

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

Range between $1,700,000 & $1,850,000

## 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 | 25 Molesworth St PRAHRAN 3181 | $1,830,000 | 29/10/2025 |
| 2 | 22 Hume St ARMADALE 3143 | $1,910,000 | 25/10/2025 |
| 3 | 15 Ashleigh Rd ARMADALE 3143 | $1,717,000 | 24/09/2025 |

**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: 27/01/2026 10:01

# 5 Elgin Avenue, Armadale Vic 3143

JellisCraig



3 2 1

**Property Type:** House (Res)

**Indicative Selling Price**
$1,700,000 - $1,850,000
**Median House Price**
Year ending December 2025: $2,345,000

## Comparable Properties



**25 Molesworth St PRAHRAN 3181 (REI/VG)**

3 2 1

**Price:** $1,830,000
**Method:** Auction Sale
**Date:** 29/10/2025
**Property Type:** House (Res)
**Land Size:** 240 sqm approx

Agent Comments



**22 Hume St ARMADALE 3143 (REI/VG)**

3 1 -

**Price:** $1,910,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 237 sqm approx

Agent Comments



**15 Ashleigh Rd ARMADALE 3143 (REI/VG)**

2 1 1

**Price:** $1,717,000
**Method:** Private Sale
**Date:** 24/09/2025
**Property Type:** House (Res)
**Land Size:** 205 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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