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	8 Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Armadale

Period - From 03/03/2025 to 02/03/2026 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	1/22 Mercer Rd ARMADALE 3143	$2,210,000	11/10/2025
2	1 Moonga Rd TOORAK 3142	$2,240,000	13/09/2025
3	71 Huntingtower Rd ARMADALE 3143	$2,100,000	03/09/2025

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: 03/03/2026 15:56

8 Barkly Avenue, Armadale Vic 3143



3 2 2

Property Type: House
Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median Townhouse Price
03/03/2025 - 02/03/2026: $1,350,000

Comparable Properties



1/22 Mercer Rd ARMADALE 3143 (REI/VG)

3 2 2

Price: $2,210,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



1 Moonga Rd TOORAK 3142 (REI/VG)

4 3 2

Price: $2,240,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 243 sqm approx

Agent Comments



71 Huntingtower Rd ARMADALE 3143 (REI/VG)

4 2 4

Price: $2,100,000
Method: Private Sale
Date: 03/09/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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