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	41 Barkly Avenue, Armadale VIC 3143

Indicative selling price

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

Single price $1,720,000

Median sale price

Median price $2,288,000 Property Type House Suburb Armadale

Period - From 29/09/2025 to 28/03/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
44 Banole Avenue Prahran VIC 3181	$1,700,000	12/11/2025
19 Llaneast Street Armadale VIC 3143	$1,675,000	04/10/2025

This Statement of Information was prepared on: 30/03/2026