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	15 New Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,350,000 & $1,475,000

Median sale price

Median price $2,189,750 Property Type House Suburb Armadale

Period - From 01/01/2026 to 31/03/2026 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	1 Hopetoun Gr SOUTH YARRA 3141	$1,500,000	20/02/2026
2	20 Ross St TOORAK 3142	$1,465,000	20/12/2025
3	1 Packington Pl PRAHRAN 3181	$1,399,000	22/11/2025

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: 21/04/2026 14:45

15 New Street, Armadale Vic 3143



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,475,000
Median House Price
March quarter 2026: $2,189,750

Comparable Properties



1 Hopetoun Gr SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,500,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)

Agent Comments



20 Ross St TOORAK 3142 (REI/VG)

2 1 -

Price: $1,465,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments



1 Packington Pl PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,399,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 197 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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