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	76 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between $4,000,000 & $4,400,000

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	50 Llaneast St ARMADALE 3143	$3,920,000	14/03/2026
2	3 Lambeth Av ARMADALE 3143	$4,250,000	21/02/2026
3			

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: 15/05/2026 16:28

76 Sutherland Road, Armadale Vic 3143



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
March quarter 2026: $2,189,750

Comparable Properties



50 Llaneast St ARMADALE 3143 (REI)

4 2 2

Price: $3,920,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments



3 Lambeth Av ARMADALE 3143 (REI/VG)

5 3 2

Price: $4,250,000
Method: Private Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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