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	4/26 Fulton Street, Armadale Vic 3143

Indicative selling price

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

Range between $520,000 & $565,000

Median sale price

Median price $730,000 Property Type Unit 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	7/16 Gertrude St WINDSOR 3181	$535,000	27/05/2026
2	304/35 Simmons St SOUTH YARRA 3141	$545,000	22/05/2026
3	23/28 Fulton St ST KILDA EAST 3183	$530,000	22/05/2026

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: 16/06/2026 16:52

4/26 Fulton Street, Armadale Vic 3143

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$520,000 - $565,000
Median Unit Price
March quarter 2026: $730,000

Comparable Properties



7/16 Gertrude St WINDSOR 3181 (REI)

2 1 1

Price: $535,000
Method: Private Sale
Date: 27/05/2026
Property Type: Apartment

Agent Comments



304/35 Simmons St SOUTH YARRA 3141 (REI)

2 1 1

Price: $545,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment

Agent Comments



23/28 Fulton St ST KILDA EAST 3183 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment

Agent Comments

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