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	13a Moorhouse Street, Armadale Vic 3143

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,332,500 Property Type House Suburb Armadale

Period - From 01/04/2025 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	5/25 Mercer Rd ARMADALE 3143	$2,600,000	17/04/2026
2	39a Armadale St ARMADALE 3143	$2,700,000	10/12/2025
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: 02/06/2026 16:54

13a Moorhouse Street, Armadale Vic 3143

JellisCraig



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending March 2026: $2,332,500

Comparable Properties



5/25 Mercer Rd ARMADALE 3143 (VG)

2 - -

Price: $2,600,000
Method: Sale
Date: 17/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



39a Armadale St ARMADALE 3143 (REI/VG)

3 2 2

Price: $2,700,000
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Single)

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 - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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