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	40 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price $1,375,000

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	49 Victoria Rd.N MALVERN 3144	$1,485,000	19/05/2026
2	66 Bayview St PRAHRAN 3181	$1,400,000	24/03/2026
3	48 Pridham St PRAHRAN 3181	$1,375,000	11/03/2026

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: 29/06/2026 08:57

40 Kooyong Road, Armadale Vic 3143

JellisCraig



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,375,000
Median House Price
March quarter 2026: $2,189,750

Comparable Properties



49 Victoria Rd.N MALVERN 3144 (REI)

3 1 2

Price: $1,485,000
Method: Private Sale
Date: 19/05/2026
Property Type: House

Agent Comments



66 Bayview St PRAHRAN 3181 (REI)

3 1 -

Price: $1,400,000
Method: Private Sale
Date: 24/03/2026
Property Type: House (Res)

Agent Comments



48 Pridham St PRAHRAN 3181 (REI/VG)

3 1 1

Price: $1,375,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: House (Res)
Land Size: 182 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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