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	45 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $2,295,000 Property Type House Suburb Armadale

Period - From 21/09/2025 to 20/09/2026 Source Property Data

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	34b Wattletree Rd ARMADALE 3143	$1,670,000	24/07/2026
2	89 Kooyong Rd ARMADALE 3143	$1,730,000	27/06/2026
3	28 Alexandra St ST KILDA EAST 3183	$1,650,000	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: 21/09/2026 10:08

45 Northcote Road, Armadale Vic 3143



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
21/09/2025 - 20/09/2026: $2,295,000

Comparable Properties



34b Wattletree Rd ARMADALE 3143 (REI)

3 2 2

Price: $1,670,000
Method: Private Sale
Date: 24/07/2026
Property Type: House

Agent Comments



89 Kooyong Rd ARMADALE 3143 (REI)

3 2 -

Price: $1,730,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 382 sqm approx

Agent Comments



28 Alexandra St ST KILDA EAST 3183 (REI)

3 1 2

Price: $1,650,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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