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	28 Lambeth Avenue, Armadale Vic 3143

Indicative selling price

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

Single price $4,695,000

Median sale price

Median price $2,380,000 Property Type House Suburb Armadale

Period - From 01/01/2024 to 31/12/2024 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	55 Union St ARMADALE 3143	$4,630,000	25/03/2025
2	31 Mckinley Av MALVERN 3144	$4,050,000	04/03/2025
3	1 Hampden Rd ARMADALE 3143	$5,825,000	25/02/2025

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: 01/04/2025 14:47

28 Lambeth Avenue, Armadale Vic 3143



4 2 2

Property Type: House (Res)
Land Size: 510 sqm approx

Agent Comments

Indicative Selling Price
$4,695,000
Median House Price
Year ending December 2024: $2,380,000

Comparable Properties

55 Union St ARMADALE 3143 (REI)

3 2 2

Price: $4,630,000
Method:
Date: 25/03/2025
Property Type: House

Agent Comments



31 Mckinley Av MALVERN 3144 (REI)

4 2 1

Price: $4,050,000
Method: Private Sale
Date: 04/03/2025
Property Type: House

Agent Comments



1 Hampden Rd ARMADALE 3143 (REI)

4 2 2

Price: $5,825,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 649 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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