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	21 Glassford Street, Armadale Vic 3143

Indicative selling price

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

Range between $3,250,000 & $3,500,000

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	14 Gordon St TOORAK 3142	$3,425,000	26/02/2025
2	30 Alice St MALVERN 3144	$3,390,000	22/02/2025
3	27 Irving Av PRAHRAN 3181	$3,450,000	26/10/2024

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: 18/03/2025 11:42

21 Glassford Street, Armadale Vic 3143



3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,250,000 - $3,500,000
Median House Price
Year ending December 2024: $2,380,000

Comparable Properties



14 Gordon St TOORAK 3142 (REI)

4 2 2

Price: $3,425,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments



30 Alice St MALVERN 3144 (REI)

4 4 2

Price: $3,390,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)

Agent Comments



27 Irving Av PRAHRAN 3181 (REI/VG)

3 2 2

Price: $3,450,000
Method: Private Sale
Date: 26/10/2024
Property Type: House
Land Size: 441 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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