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<br>Including suburb and postcode | 12 Baldwin Street, Armadale Vic 3143 |

## Indicative selling price

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

Range between $1,400,000 & $1,540,000

## Median sale price

Median price $2,180,000 Property Type House Suburb Armadale

Period - From 01/04/2024 to 31/03/2025 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 | 6 William St ARMADALE 3143 | $1,472,500 | 01/03/2025 |
| 2 | 8 William St ARMADALE 3143 | $1,560,000 | 16/12/2024 |
| 3 | 26 Stuart St ARMADALE 3143 | $1,640,000 | 30/11/2024 |

**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: 22/04/2025 10:39

12 Baldwin Street, Armadale Vic 3143



2 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,540,000
**Median House Price**
Year ending March 2025: $2,180,000

# Comparable Properties



**6 William St ARMADALE 3143 (REI)**

2 1 -

**Price:** $1,472,500
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** House (Res)
**Land Size:** 200 sqm approx

Agent Comments



**8 William St ARMADALE 3143 (REI/VG)**

2 2 -

**Price:** $1,560,000
**Method:** Private Sale
**Date:** 16/12/2024
**Property Type:** House
**Land Size:** 165 sqm approx

Agent Comments



**26 Stuart St ARMADALE 3143 (REI/VG)**

2 1 1

**Price:** $1,640,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** House (Res)
**Land Size:** 185 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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