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	7 Llaneast Street, Armadale Vic 3143

Indicative selling price

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

Single price $1,895,000

Median sale price

Median price $2,402,500 Property Type House Suburb Armadale

Period - From 19/05/2024 to 18/05/2025 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	15 Cummins Gr MALVERN 3144	$1,912,000	09/04/2025
2	43 Edsall St MALVERN 3144	$1,941,000	29/03/2025
3	7 Union St ARMADALE 3143	$2,100,000	13/03/2025

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: 19/05/2025 10:29

7 Llaneast Street, Armadale Vic 3143



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,895,000
Median House Price
19/05/2024 - 18/05/2025: $2,402,500

Comparable Properties



15 Cummins Gr MALVERN 3144 (REI)

3 2 -

Price: $1,912,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: House (Res)

Agent Comments



43 Edsall St MALVERN 3144 (REI)

3 2 -

Price: $1,941,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments



7 Union St ARMADALE 3143 (REI)

3 1 1

Price: $2,100,000
Method: Auction Sale
Date: 13/03/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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