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	8b Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Single price: $1,925,000

Median sale price

Median price: $2,325,500 Property Type: House Suburb: Armadale

Period - From: 01/01/2025 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	667c Inkerman Rd CAULFIELD NORTH 3161	$1,806,000	25/05/2025
2	1/8 Devorgilla Av TOORAK 3142	$1,840,000	24/05/2025
3	1 Orchard St ARMADALE 3143	$1,988,000	23/05/2025

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: 31/05/2025 15:20

8b Barkly Avenue, Armadale Vic 3143

Andrew James
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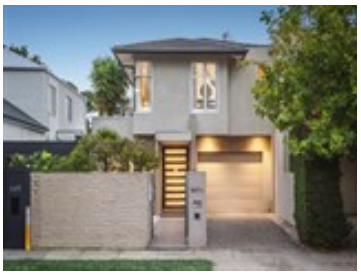
3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,925,000
Median House Price
March quarter 2025: $2,325,500

Comparable Properties



667c Inkerman Rd CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,806,000
Method: Auction Sale
Date: 25/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/8 Devorgilla Av TOORAK 3142 (REI)

3 2 2

Price: $1,840,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments



1 Orchard St ARMADALE 3143 (REI)

3 2 1

Price: $1,988,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House (Res)

Agent Comments

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