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	37 Llaneast Street, Armadale Vic 3143

Indicative selling price

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

Single price $2,200,000

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	7a Isabella St MALVERN 3144	$2,195,000	01/04/2025
2	1 Florence St PRAHRAN 3181	$2,125,000	15/02/2025
3	42 Mcarthur St MALVERN 3144	$2,200,000	14/02/2025

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: 30/05/2025 10:41

37 Llaneast Street, Armadale Vic 3143

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 1 2

Rooms: 5
Property Type: House
Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000
Median House Price
Year ending March 2025: $2,180,000

Comparable Properties



7a Isabella St MALVERN 3144 (REI)

3 1 1

Price: $2,195,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 572 sqm approx

Agent Comments



1 Florence St PRAHRAN 3181 (REI/VG)

3 2 2

Price: $2,125,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments



42 Mcarthur St MALVERN 3144 (VG)

2 - -

Price: $2,200,000
Method: Sale
Date: 14/02/2025
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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