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	26 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $2,351,000 Property Type House Suburb Armadale

Period - From 01/07/2024 to 30/06/2025 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	8B Barkly Av ARMADALE 3143	$1,843,000	03/07/2025
2	7 Llaneast St ARMADALE 3143	$1,895,000	23/05/2025
3	29 Williams Rd WINDSOR 3181	$1,950,000	17/03/2025

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: 31/07/2025 15:04

26 Kooyong Road, Armadale Vic 3143



4 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
Year ending June 2025: $2,351,000

Comparable Properties



8B Barkly Av ARMADALE 3143 (REI)

3 2 2

Price: $1,843,000
Method: Private Sale
Date: 03/07/2025
Property Type: House

Agent Comments



7 Llaneast St ARMADALE 3143 (REI)

3 2 2

Price: $1,895,000
Method: Private Sale
Date: 23/05/2025
Property Type: House

Agent Comments



29 Williams Rd WINDSOR 3181 (REI/VG)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 440 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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