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	34 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between $3,600,000 & $3,960,000

Median sale price

Median price $2,125,000 Property Type House Suburb Armadale

Period - From 01/07/2025 to 30/09/2025 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	54 Union St ARMADALE 3143	$4,000,000	17/09/2025
2	54 Barkly Av ARMADALE 3143	$3,752,000	30/08/2025
3	36 Highbury Gr PRAHRAN 3181	$3,960,000	15/05/2025

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: 08/10/2025 10:57

34 Northcote Road, Armadale Vic 3143



3 2 2

Property Type: House (Res)
Land Size: 518 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,960,000
Median House Price
September quarter 2025: $2,125,000

Comparable Properties



54 Union St ARMADALE 3143 (REI)

5 2 3

Price: $4,000,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments



54 Barkly Av ARMADALE 3143 (REI)

4 2 2

Price: $3,752,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments



36 Highbury Gr PRAHRAN 3181 (REI/VG)

4 2 2

Price: $3,960,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: House (Res)
Land Size: 547 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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