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	22 Hume Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $2,625,000 Property Type House Suburb Armadale

Period - From 01/04/2025 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	7 Fern Av WINDSOR 3181	$1,690,000	21/09/2025
2	3a Horace St MALVERN 3144	$1,780,000	26/08/2025
3	14b Young St GLEN IRIS 3146	$1,765,000	23/08/2025

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: 30/09/2025 17:07

22 Hume Street, Armadale Vic 3143



3 1

Property Type:
Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
June quarter 2025: $2,625,000

Comparable Properties



7 Fern Av WINDSOR 3181 (REI)

3 1 -

Price: $1,690,000
Method: Private Sale
Date: 21/09/2025
Property Type: House

Agent Comments



3a Horace St MALVERN 3144 (REI)

3 1 1

Price: $1,780,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: House

Agent Comments



14b Young St GLEN IRIS 3146 (REI)

3 2 3

Price: $1,765,000
Method: Sold Before Auction
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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