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	29 Clarendon Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,700,000 & $1,850,000

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	15 Ashleigh Rd ARMADALE 3143	$1,717,000	25/09/2025
2	13 Cambridge St ARMADALE 3143	$1,700,000	13/09/2025
3	1 Cambridge St ARMADALE 3143	$1,882,000	15/08/2025

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: 14/10/2025 11:03

29 Clarendon Street, Armadale Vic 3143

Nicole French
03 9832 4716
0417 571 505
nicole.french@marshallwhite.com.au



2 1 1

Property Type: House (Res)
Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
September quarter 2025: $2,125,000

Comparable Properties



15 Ashleigh Rd ARMADALE 3143 (REI)

2 1 1

Price: $1,717,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 205 sqm approx

Agent Comments



13 Cambridge St ARMADALE 3143 (REI)

2 1 -

Price: $1,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



1 Cambridge St ARMADALE 3143 (REI)

2 1 1

Price: $1,882,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 225 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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