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	2/3 Bell Street, Armadale Vic 3143

Indicative selling price

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

Single price: $3,775,000

Median sale price

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

Period - From: 01/10/2024 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	25a Huntingtower Rd ARMADALE 3143	$4,050,000	25/10/2025
2	11 Euston St MALVERN 3144	$3,531,000	25/10/2025
3	1/7 Mercer Rd ARMADALE 3143	$3,600,000	24/09/2025

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: 20/11/2025 10:27

JellisCraig



3 3 3

Property Type: Apartment

Agent Comments

Indicative Selling Price
$3,775,000
Median House Price
Year ending September 2025: $2,351,000

Comparable Properties



25a Huntingtower Rd ARMADALE 3143 (REI)

3 2 2

Price: $4,050,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



11 Euston St MALVERN 3144 (REI)

3 2 2

Price: $3,531,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments



1/7 Mercer Rd ARMADALE 3143 (VG)

3 - -

Price: $3,600,000
Method: Sale
Date: 24/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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