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 Railway Avenue, Armadale Vic 3143

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,350,000 Property Type House Suburb Armadale

Period - From 22/10/2024 to 21/10/2025 Source Property Data

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	880 High St ARMADALE 3143	$1,755,000	18/09/2025
2	92 Sutherland Rd ARMADALE 3143	$1,800,000	08/09/2025
3			

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: 22/10/2025 11:55

26 Railway Avenue, Armadale Vic 3143



3 2 2

Property Type: House
Land Size: 510 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
22/10/2024 - 21/10/2025: $2,350,000

Comparable Properties



880 High St ARMADALE 3143 (REI)

3 1 1

Price: $1,755,000
Method: Auction Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 233 sqm approx

Agent Comments



92 Sutherland Rd ARMADALE 3143 (VG)

2 - -

Price: $1,800,000
Method: Sale
Date: 08/09/2025
Property Type: House - Attached House N.E.C.
Land Size: 224 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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