

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale


Address Including suburb and postcode: 12/11-13 LLANEAST STREET, ARMADALE, VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$440,000

### Median sale price

Median price: \$577,500    Property type: Unit    Suburb: ARMADALE  
Period: 01 July 2025 to 30 September 2025    Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/11-13 LLANEAST ST, ARMADALE, VIC 3143	\$430,000	17/06/2025
10/11-13 LLANEAST ST, ARMADALE, VIC 3143	\$465,248	28/05/2025
10/49A DENBIGH RD, ARMADALE, VIC 3143	\$440,500	12/06/2025

This Statement of Information was prepared on: 08/10/2025