

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

13 Cambridge Street, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,825,000

Property Type

House

Suburb

Armadale

Period - From

20/08/2024

to

19/08/2025

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	1 Cambridge St ARMADALE 3143	\$1,882,000	15/08/2025
2	28 Larnook St PRAHRAN 3181	\$1,635,000	24/05/2025
3	27 Cummins Gr MALVERN 3144	\$1,825,000	24/05/2025

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:

20/08/2025 09:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
20/08/2024 - 19/08/2025: \$2,825,000

Comparable Properties



1 Cambridge St ARMADALE 3143 (REI)



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

Agent Comments

Same street, same side of street,
renovated



28 Larnook St PRAHRAN 3181 (REI/VG)



Price: \$1,635,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments

Prahran location, attached, within
0.81km from subject property



27 Cummins Gr MALVERN 3144 (REI)



Price: \$1,825,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

Malvern location, larger land size,
within 1.7km from subject property