

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 Eileen Street, Armadale Vic 3143

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Armadale

Period - From 01/04/2026

to

30/06/2026

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	4 Chatsworth Rd PRAHRAN 3181	\$3,450,000	02/07/2026
2	17 Murray St ARMADALE 3143	\$3,150,000	23/06/2026
3	21a Glen Rd TOORAK 3142	\$3,660,000	01/05/2026

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:

17/07/2026 09:00

13 Eileen Street, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

June quarter 2026: \$1,950,000



Property Type: House

Land Size: 271 sqm approx

Agent Comments

Comparable Properties



4 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$3,450,000

Method: Private Sale

Date: 02/07/2026

Property Type: House



17 Murray St ARMADALE 3143 (REI)

Agent Comments



Price: \$3,150,000

Method: Expression of Interest

Date: 23/06/2026

Property Type: House (Res)



21a Glen Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$3,660,000

Method: Private Sale

Date: 01/05/2026

Property Type: Townhouse (Res)

Land Size: 537 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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