

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

3 LAMBETH AVENUE, ARMADALE, VIC 3143

Indicative selling price

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

Single Price:

\$4,980,000

Median sale price

Median price

\$2,125,000

Property type

House

Suburb

ARMADALE

Period

01 June 2025 to 31 August 2025

Source

pricefinder

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

4 ELGIN AVE, ARMADALE, VIC 3143	\$5,220,000	19/05/2025
24 NORTHCOTE RD, ARMADALE, VIC 3143	\$4,900,000	17/05/2025
4 ROSS ST, TOORAK, VIC 3142	\$5,000,000	30/04/2025

This Statement of Information was prepared on: 01/10/2025