

## 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

35 SEYMOUR AVENUE, ARMADALE, VIC 3143

### Indicative selling price

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

Price Range: \$5,400,000 to \$5,800,000

### Median sale price

Median price

\$2,625,500

Property type

House

Suburb

ARMADALE

Period

01 January 2025 to 31 March 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

40 WHEATLAND RD, MALVERN, VIC 3144	\$5,251,000	08/03/2025
1 HAMPDEN RD, ARMADALE, VIC 3143	\$5,825,000	25/02/2025
52 CHATSWORTH RD, PRAHRAN, VIC 3181	\$5,700,000	16/11/2024

This Statement of Information was prepared on:

05/05/2025