

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

5/26-28 Gladstone Avenue, Armadale Vic 3143

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2025

to

30/06/2025

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	10/9 Meadow St ST KILDA EAST 3183	\$475,000	04/07/2025
2	6/1 Oxford St MALVERN 3144	\$475,000	28/08/2025
3	3/27 St Georges Rd ARMADALE 3143	\$497,000	19/08/2025

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:

17/09/2025 15:41

5/26-28 Gladstone Avenue, Armadale Vic 3143



Andrew James
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Indicative Selling Price

\$479,000

Median Unit Price

June quarter 2025: \$690,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



10/9 Meadow St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000

Method: Private Sale

Date: 04/07/2025

Property Type: Apartment



6/1 Oxford St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$475,000

Method: Private Sale

Date: 28/08/2025

Property Type: Apartment



3/27 St Georges Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$497,000

Method: Sold Before Auction

Date: 19/08/2025

Property Type: Apartment

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



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