

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

8b Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Single price

\$1,925,000

Median sale price

Median price

\$2,325,500

Property Type

House

Suburb

Armadale

Period - From

01/01/2025

to

31/03/2025

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 | 667c Inkerman Rd CAULFIELD NORTH 3161 | \$1,806,000 | 25/05/2025 |
| 2 | 1/8 Devorgilla Av TOORAK 3142 | \$1,840,000 | 24/05/2025 |
| 3 | 1 Orchard St ARMADALE 3143 | \$1,988,000 | 23/05/2025 |

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:

31/05/2025 15:20



3 2 2

Property Type:

Agent Comments

Comparable Properties



667c Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,806,000

Method: Auction Sale

Date: 25/05/2025

Property Type: Townhouse (Res)



1/8 Devorgilla Av TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,840,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



1 Orchard St ARMADALE 3143 (REI)

Agent Comments

3 2 1

Price: \$1,988,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)