

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

26a Elgin Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,520,000

Property Type House

Suburb Armadale

Period - From 27/06/2023

to

26/06/2024

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	4/11-13 Sorrett Av MALVERN 3144	\$2,400,000	14/03/2024
2	1 Kyeamba Gr TOORAK 3142	\$2,320,000	24/02/2024
3	22 Carters Av TOORAK 3142	\$2,300,000	26/03/2024

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:

27/06/2024 15:00

26a Elgin Avenue, Armadale Vic 3143



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
27/06/2023 - 26/06/2024: \$2,520,000

Comparable Properties



4/11-13 Sorrett Av MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$2,400,000
Method: Private Sale
Date: 14/03/2024
Property Type: Townhouse (Res)



1 Kyeamba Gr TOORAK 3142 (REI/VG)

Agent Comments

3 1 2

Price: \$2,320,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



22 Carters Av TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$2,300,000
Method: Private Sale
Date: 26/03/2024
Property Type: House

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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