

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

12 Willis Street, Armadale VIC 3143

Indicative selling price

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

Single price

\$2,050,000

Median sale price

Median price

\$2,351,000

Property Type

House

Suburb

Armadale

Period - From

18/01/2025

to

17/07/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Llaneast St, Armadale Vic	\$1,895,000	23/05/2025
43 Edsall St, Malvern Vic	\$1,941,000	29/03/2025
26a Valetta St., Malvern Vic	\$1,800,000	22/03/2025

This Statement of Information was prepared on:

18/07/2025