

# 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

32 Fulton Street, Armadale Vic 3143

### Indicative selling price

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

Range between

\$1,780,000

&

\$1,900,000

### Median sale price

Median price

\$2,345,000

Property Type

House

Suburb

Armadale

Period - From

01/01/2025

to

31/12/2025

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	36 Closeburn Av PRAHRAN 3181	\$1,810,000	31/10/2025
2	12 Gladstone Av ARMADALE 3143	\$1,800,000	10/10/2025
3	33 Packington St PRAHRAN 3181	\$1,801,000	21/08/2025

**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:

16/02/2026 16:08



3 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,780,000 - \$1,900,000  
Median House Price  
Year ending December 2025: \$2,345,000

## Comparable Properties



36 Closeburn Av PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,810,000  
Method: Private Sale  
Date: 31/10/2025  
Property Type: House  
Land Size: 213 sqm approx



12 Gladstone Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$1,800,000  
Method: Sold Before Auction  
Date: 10/10/2025  
Property Type: House (Res)  
Land Size: 283 sqm approx



33 Packington St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,801,000  
Method: Private Sale  
Date: 21/08/2025  
Property Type: House (Res)  
Land Size: 207 sqm approx