

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 32 Fulton Street, Armadale Vic 3143
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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**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



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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



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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



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

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