

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

23 Egerton Road, Armadale Vic 3143

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

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	24 Park St MALVERN 3144	\$3,025,000	26/01/2026
2	33 Lambert Rd TOORAK 3142	\$3,200,000	25/01/2026
3			

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:

24/03/2026 14:32



 4  3  2

Property Type: House
Land Size: 411 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending December 2025: \$2,345,000

Comparable Properties



24 Park St MALVERN 3144 (REI/VG)

Agent Comments

 3  3  3

Price: \$3,025,000
Method: Private Sale
Date: 26/01/2026
Property Type: House



33 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,200,000
Method: Private Sale
Date: 25/01/2026
Property Type: House

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.

Account - Marshall White | P: 03 9822 9999



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