

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

3/17 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$2,332,500

Property Type House

Suburb Armadale

Period - From 01/04/2025

to 31/03/2026

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	1/42 Grandview Gr PRAHRAN 3181	\$1,430,000	28/03/2026
2	2/79 Stanhope St MALVERN 3144	\$1,410,000	28/03/2026
3	12/58 Wattletree Rd ARMADALE 3143	\$1,350,000	07/02/2026

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:

14/04/2026 10:15



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,420,000

Median House Price

Year ending March 2026: \$2,332,500

Comparable Properties



1/42 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,430,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment



2/79 Stanhope St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$1,410,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



12/58 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$1,350,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000



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