

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

24 St Georges Road, Armadale Vic 3143

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,351,000

Property Type House

Suburb Armadale

Period - From 29/11/2024

to

28/11/2025

Source

Property Data

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	40 Irving Av PRAHRAN 3181	\$3,100,000	23/10/2025
2	93 Rose St ARMADALE 3143	\$2,731,000	18/10/2025
3	82 Chomley St PRAHRAN 3181	\$2,935,000	27/06/2025

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:

29/11/2025 13:00

24 St Georges Road, Armadale Vic 3143



5 2 1

Property Type: House
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
29/11/2024 - 28/11/2025: \$2,351,000

Comparable Properties



40 Irving Av PRAHRAN 3181 (REI)

Agent Comments

4 3 1

Price: \$3,100,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)



93 Rose St ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$2,731,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)



82 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

4 2 2

Price: \$2,935,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 367 sqm approx

Account - McGrath South Yarra



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