

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

2/94 MCLAUGHLIN STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Ardeer

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

5/66 BLANCHE STREET ARDEER VIC 3022	\$630,000	30-Apr-26
3/67 SUSPENSION STREET ARDEER VIC 3022	\$585,000	29-Dec-25
34 GLINDEN AVENUE ARDEER VIC 3022	\$595,000	30-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 07 May 2026



**5/66 BLANCHE STREET ARDEER
VIC 3022**

 3  1  2

Sold Price

^{RS} **\$630,000**

Sold Date **30-Apr-26**

Distance **0.22km**



**3/67 SUSPENSION STREET
ARDEER VIC 3022**

 2  1  1

Sold Price

^{RS} **\$585,000**

Sold Date **29-Dec-25**

Distance **0.38km**



**34 GLINDEN AVENUE ARDEER VIC
3022**

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date **30-Apr-26**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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