

# 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

111 Mclaughlin Street, Ardeer Vic 3022

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$732,500 Property Type House Suburb Ardeer

Period - From 01/01/2026 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	22 Yallourn St ARDEER 3022	\$700,000	08/05/2026
2	72 Mclaughlin St ARDEER 3022	\$741,000	14/04/2026
3	88 Maxweld St ARDEER 3022	\$745,000	21/02/2026

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:

11/05/2026 18:20



3   1   4

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
March quarter 2026: \$732,500

## Comparable Properties



**22 Yallourn St ARDEER 3022 (REI)**

**Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 08/05/2026  
**Property Type:** House  
**Land Size:** 604 sqm approx



**72 Mclaughlin St ARDEER 3022 (REI)**

**Agent Comments**

3   1   3

**Price:** \$741,000  
**Method:** Private Sale  
**Date:** 14/04/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**88 Maxweld St ARDEER 3022 (REI)**

**Agent Comments**

3   2   1

**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

**Account - Biggin & Scott | P: 03 9317 5577**