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

9/49a Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Single price | $499,000

Median sale price

Median price	$675,000	Property Type	Unit	Suburb	Armadale
Period - From	15/04/2024	to	14/04/2025	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	2/49a Denbigh Rd ARMADALE 3143	$497,000	22/03/2025
2	11/2-4 Jessamine Av PRAHRAN 3181	$493,500	15/03/2025
3	9/32 Williams Rd PRAHRAN 3181	$515,000	12/03/2025

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: | 15/04/2025 09:57

CONSUMER AFFAIRS VICTORIA

James Annett
03 9509 0411
0422 930 845
james.annett@belleproperty.com

Indicative Selling Price
$499,000
Median Unit Price
15/04/2024 - 14/04/2025: $675,000

1 | 1 | 0

Property Type: Apartment
Agent Comments

Comparable Properties

2/49a Denbigh Rd ARMADALE 3143 (REI)

1 | 1 | -

Price: $497,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit

Agent Comments

11/2-4 Jessamine Av PRAHRAN 3181 (REI)

1 | 1 | -

Price: $493,500
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments

9/32 Williams Rd PRAHRAN 3181 (REI)

1 | 1 | 1

Price: $515,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525