

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

8/23 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2024

to 31/12/2024

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	12/26 Wynnstay Rd PRAHRAN 3181	\$418,000	01/02/2025
2	8/55 Northcote Rd ARMADALE 3143	\$410,000	28/01/2025
3	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024

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:

05/03/2025 10:38

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1 bed 1 bath 1 car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2024: \$715,000

Comparable Properties



12/26 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$418,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Unit



8/55 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$410,000
Method: Private Sale
Date: 28/01/2025
Property Type: Unit
Land Size: 767 sqm approx



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$415,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment
Land Size: 767 sqm approx

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