

# 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

101/960 High Street, Armadale Vic 3143

### Indicative selling price

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

Range between

\$790,000

&

\$860,000

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Armadale

Period - From

03/04/2024

to

02/04/2025

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	104/715 Malvern Rd TOORAK 3142	\$850,000	22/02/2025
2	206/14 Elizabeth St MALVERN 3144	\$755,000	18/11/2024
3	3/4 Testar Gr CAULFIELD NORTH 3161	\$885,000	10/11/2024

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:

03/04/2025 08:59



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

03/04/2024 - 02/04/2025: \$695,000

## Comparable Properties



**104/715 Malvern Rd TOORAK 3142 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Apartment



**206/14 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$755,000

**Method:** Private Sale

**Date:** 18/11/2024

**Property Type:** Apartment



**3/4 Testar Gr CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 10/11/2024

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140