

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Armadale

Period - From 29/04/2024 to 28/04/2025 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	5/12 Woorigoleen Rd TOORAK 3142	\$776,000	26/03/2025
2	104/715 Malvern Rd TOORAK 3142	\$850,000	22/02/2025
3	206/14 Elizabeth St MALVERN 3144	\$755,000	18/11/2024

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:

29/04/2025 16:33



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
29/04/2024 - 28/04/2025: \$675,000

Comparable Properties



5/12 Woorigoleen Rd TOORAK 3142 (REI)

Agent Comments

2 2 1

Price: \$776,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment



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