

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

7/29b Hampden Road, Armadale Vic 3143

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$698,500 Property Type Unit Suburb Armadale

Period - From 01/01/2024 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	16/273 Orrong Rd ST KILDA EAST 3183	\$835,000	02/02/2025
2	3/694 Orrong Rd TOORAK 3142	\$805,000	30/11/2024
3	2/666 High St PRAHRAN 3181	\$820,000	08/10/2024

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:

14/02/2025 14:02

7/29b Hampden Road, Armadale Vic 3143

belle
PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending December 2024: \$698,500



 2  1  1

Property Type: Apartment

Land Size: 2176 sqm approx

Agent Comments

Comparable Properties



16/273 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$835,000

Method: Private Sale

Date: 02/02/2025

Property Type: Apartment



3/694 Orrong Rd TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$805,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Apartment



2/666 High St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$820,000

Method: Private Sale

Date: 08/10/2024

Property Type: Townhouse (Single)

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



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