

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

10/5 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2024

to 31/03/2025

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	3/124 Balaclava Rd CAULFIELD NORTH 3161	\$780,000	16/03/2025
2	2/55 Hotham St ST KILDA EAST 3183	\$765,000	29/10/2024
3	1/18 Grandview Gr PRAHRAN 3181	\$755,000	19/10/2024

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:

06/04/2025 11:20



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Property Type: Apartment
Land Size: 112 sqm approx
Agent Comments

Indicative Selling Price
\$765,000
Median Unit Price
Year ending March 2025: \$655,000

Comparable Properties



3/124 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

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Price: \$780,000
Method: Auction Sale
Date: 16/03/2025
Property Type: Apartment



2/55 Hotham St ST KILDA EAST 3183 (VG)

Agent Comments

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Price: \$765,000
Method: Sale
Date: 29/10/2024
Property Type: Strata Unit/Flat



1/18 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$755,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Unit

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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