

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

101/563 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$670,000

&

\$730,000

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	104/1228 Malvern Rd MALVERN 3144	\$710,000	09/02/2025
2	106/525 High St PRAHRAN 3181	\$760,000	28/10/2024
3	13/844 Malvern Rd ARMADALE 3143	\$705,000	12/10/2024

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:

27/02/2025 09:24



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

December quarter 2024: \$715,000

Comparable Properties



104/1228 Malvern Rd MALVERN 3144 (REI)

Agent Comments

 2
  2
  1

Price: \$710,000

Method: Auction Sale

Date: 09/02/2025

Property Type: Apartment



106/525 High St PRAHRAN 3181 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$760,000

Method: Private Sale

Date: 28/10/2024

Property Type: Unit



13/844 Malvern Rd ARMADALE 3143 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$705,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit

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