

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

504/8e Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

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

Period - From 10/04/2024 to 09/04/2025 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	60/321-323 Chapel St PRAHRAN 3181	\$950,000	31/03/2025
2	1/309 Dandenong Rd PRAHRAN 3181	\$950,000	25/03/2025
3	3/440 Dandenong Rd CAULFIELD NORTH 3161	\$976,000	16/03/2025

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:

10/04/2025 09:39



2 2 2

Property Type:

Agent Comments

Comparable Properties



60/321-323 Chapel St PRAHRAN 3181 (REI)

Agent Comments

2 2 -

Price: \$950,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment



1/309 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 25/03/2025

Property Type: Apartment



3/440 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 2

Price: \$976,000

Method: Auction Sale

Date: 16/03/2025

Property Type: Apartment