

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

30/61 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$280,000

&

\$305,000

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	3/6 Cardigan St ST KILDA EAST 3183	\$270,000	15/03/2025
2	1/1a Hughenden Rd ST KILDA EAST 3183	\$290,000	22/01/2025
3	11/46 Alexandra St ST KILDA EAST 3183	\$300,000	20/11/2024

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:

17/03/2025 12:50



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Property Type:
Land Size: 40 sqm approx
Agent Comments

Indicative Selling Price
\$280,000 - \$305,000
Median Unit Price
December quarter 2024: \$715,000

Comparable Properties



3/6 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$270,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment



1/1a Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment



11/46 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$300,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment