

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

13/47 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Single price \$845,000

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	5/101 Alma Rd ST KILDA EAST 3183	\$835,000	25/03/2025
2	7/29b Hampden Rd ARMADALE 3143	\$890,000	17/03/2025
3	2/24 Springfield Av TOORAK 3142	\$860,000	06/12/2024

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:

30/03/2025 10:01



Property Type: Apartment

Agent Comments

Comparable Properties



5/101 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$835,000

Method: Sold Before Auction

Date: 25/03/2025

Property Type: Unit



7/29b Hampden Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$890,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: Apartment



2/24 Springfield Av TOORAK 3142 (REI/VG)

Agent Comments



Price: \$860,000

Method: Expression of Interest

Date: 06/12/2024

Property Type: Apartment