

# 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

8/50 Sutherland Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$599,000

### Median sale price

Median price \$2,425,000

Property Type House

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	1/17 Howitt St SOUTH YARRA 3141	\$620,000	12/02/2025
2	4/16 Fulton St ARMADALE 3143	\$610,000	08/01/2025
3	13/66 Westbury St ST KILDA EAST 3183	\$605,000	18/12/2024

**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:

15/02/2025 16:48



2   1   1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



1/17 Howitt St SOUTH YARRA 3141 (REI)

[Agent Comments](#)

2   1   2

**Price:** \$620,000

**Method:** Sold Before Auction

**Date:** 12/02/2025

**Property Type:** Apartment



4/16 Fulton St ARMADALE 3143 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 08/01/2025

**Property Type:** Apartment



13/66 Westbury St ST KILDA EAST 3183 (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 18/12/2024

**Property Type:** Apartment

**Land Size:** 83 sqm approx