

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 1/533 Orrong Rd, Armadale VIC 3143

## Indicative selling price

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

Single price  or range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$2,463,000 Property type House Suburb Armadale

Period - From 01/07/2023 to 30/06/2024 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1 6/37a Canterbury Rd, Toorak 3172	\$1,580,000	13/07/2024
2 8/10 Lambert Cr, Prahran 3181	\$1,585,000	21/05/2024
3	\$	

**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: 09/08/2024