

# 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

101/960 High Street, Armadale Vic 3143

### Indicative selling price

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

Range between \$850,000 & \$935,000

### Median sale price

Median price \$705,000 Property Type Unit Suburb Armadale

Period - From 06/02/2024 to 05/02/2025 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	3/576 Orrong Rd ARMADALE 3143	\$965,000	20/12/2024
2	2/24 Springfield Av TOORAK 3142	\$860,000	06/12/2024
3	1/769 High St ARMADALE 3143	\$925,000	06/11/2024

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: 06/02/2025 07:57



2   
 2   
 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Unit Price**

06/02/2024 - 05/02/2025: \$705,000

## Comparable Properties



**3/576 Orrong Rd ARMADALE 3143 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** House



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

Agent Comments

2   
 1   
 1

**Price:** \$860,000

**Method:** Expression of Interest

**Date:** 06/12/2024

**Property Type:** Apartment



**1/769 High St ARMADALE 3143 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$925,000

**Method:** Sold Before Auction

**Date:** 06/11/2024

**Property Type:** Townhouse (Res)

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140