

# 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

22/6-8 Avondale Road, Armadale Vic 3143

### Indicative selling price

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

Range between \$365,000 & \$395,000

### 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	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025
2	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024
3	6/49 Kooyong Rd ARMADALE 3143	\$385,500	16/10/2024

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:

04/03/2025 12:39

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1 bed 1 bath 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$365,000 - \$395,000  
Median Unit Price  
December quarter 2024: \$715,000

Comparable Properties



12/23 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$370,000  
Method: Private Sale  
Date: 16/01/2025  
Property Type: Apartment



13/2 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$380,000  
Method: Private Sale  
Date: 19/11/2024  
Property Type: Apartment



6/49 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$385,500  
Method: Private Sale  
Date: 16/10/2024  
Property Type: Unit

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