Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 45 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,200,000		&		\$1,320,0	00			
Median sale price									
Median price	\$2,425,000	Pro	operty Type	Hou	se		Suburb	Armadale	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	77 Pridham St PRAHRAN 3181	\$1,205,000	29/03/2025
2	185 Alma Rd ST KILDA EAST 3183	\$1,229,000	16/11/2024
3	7 Kelburn St CAULFIELD NORTH 3161	\$1,290,000	10/11/2024

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:

31/03/2025 15:10



45 Wattletree Road, Armadale Vic 3143





Property Type: House (Previously Occupied - Detached) Land Size: 270 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price December quarter 2024: \$2,425,000

Comparable Properties

77 Pridham St PRAHRAN 3181 (REI) 2 1 1 1 Price: \$1,205,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res)	Agent Comments
185 Alma Rd ST KILDA EAST 3183 (REI/VG) 3 1 1 1 Price: \$1,229,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res) Land Size: 268 sqm approx	Agent Comments
7 Kelburn St CAULFIELD NORTH 3161 (REI/VG) 3 1 1 1 Price: \$1,290,000 Method: Auction Sale Date: 10/11/2024 Property Type: House (Res)	Agent Comments

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