

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

45 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

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	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



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)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)



185 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,229,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 268 sqm approx



7 Kelburn St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 10/11/2024
Property Type: House (Res)