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

9/49a Denbigh Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$460,000		&		\$499,000			
Median sale pi	rice							
Median price	\$562,250	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/01/2025	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	904/7 Evergreen Mews ARMADALE 3143	\$465,000	03/04/2025
2	2/49a Denbigh Rd ARMADALE 3143	\$497,000	22/03/2025
3	11/2-4 Jessamine Av PRAHRAN 3181	\$493,500	15/03/2025

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:

28/04/2025 15:40



9/49a Denbigh Road, Armadale Vic 3143





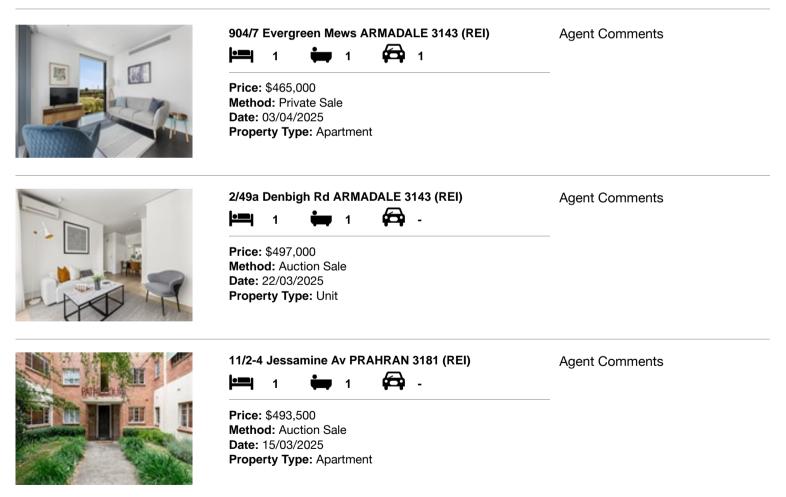


Property Type: Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

> Indicative Selling Price \$460,000 - \$499,000 Median Unit Price March quarter 2025: \$562,250

Comparable Properties



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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