

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$499,000

### Median sale price

Median price \$562,250

Property Type Unit

Suburb Armadale

Period - From 01/01/2025

to

31/03/2025

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	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



James Annett  
03 9509 0411  
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james.annett@belleproperty.com

**Indicative Selling Price**

\$460,000 - \$499,000

**Median Unit Price**

March quarter 2025: \$562,250



1 1 0

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**904/7 Evergreen Mews ARMADALE 3143 (REI)**

**Agent Comments**

1 1 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 03/04/2025

**Property Type:** Apartment



**2/49a Denbigh Rd ARMADALE 3143 (REI)**

**Agent Comments**

1 1 -

**Price:** \$497,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Unit



**11/2-4 Jessamine Av PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 -

**Price:** \$493,500

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** Apartment

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



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