

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

1/20 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2024

to

30/06/2025

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	2/42 Grandview Gr PRAHRAN 3181	\$1,530,000	16/08/2025
2	1/245 Kooyong Rd TOORAK 3142	\$1,500,000	06/08/2025
3	2/6 Lalbert Cr PRAHRAN 3181	\$1,520,000	06/08/2025

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:

01/09/2025 16:02

1/20 Mercer Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

Year ending June 2025: \$645,000



2 2 2

Rooms: 4

Property Type: House (Res)

Land Size: 201.440002441406
sqm approx

Agent Comments

Comparable Properties



2/42 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$1,530,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Apartment



1/245 Kooyong Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,500,000

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment



2/6 Lalbert Cr PRAHRAN 3181 (REI)

Agent Comments

2 1 2

Price: \$1,520,000

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment

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



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