

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

1/371 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	3/862 Malvern Rd ARMADALE 3143	\$1,188,000	07/03/2025
2	22 Malvern Gr CAULFIELD NORTH 3161	\$1,040,000	17/12/2024
3	3/29a Hampden Rd ARMADALE 3143	\$1,068,000	03/12/2024

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:

29/04/2025 13:48

1/371 Dandenong Road, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

March quarter 2025: \$562,250



2 1 1

Property Type: Apartment

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



3/862 Malvern Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$1,188,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: Apartment



22 Malvern Gr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 1 1

Price: \$1,040,000

Method: Sold Before Auction

Date: 17/12/2024

Property Type: Unit



3/29a Hampden Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,068,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment

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



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