

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

1/38 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$696,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2024

to

30/09/2025

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	17/19a Ellesmere Rd WINDSOR 3181	\$385,000	29/09/2025
2	11/23 Northcote Rd ARMADALE 3143	\$385,000	15/08/2025
3	10/42 Wattletree Rd ARMADALE 3143	\$390,000	31/07/2025

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:

14/10/2025 11:27

1/38 Wattletree Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending September 2025: \$696,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



17/19a Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



11/23 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 15/08/2025

Property Type: Apartment



10/42 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 31/07/2025

Property Type: Unit

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



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