

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

10/7 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$515,000

&

\$525,000

Median sale price

Median price \$698,500

Property Type Unit

Suburb Armadale

Period - From 01/01/2024

to 31/12/2024

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	2/124 Alexandra St ST KILDA EAST 3183	\$525,000	05/03/2025
2	9/21 Irving Av PRAHRAN 3181	\$525,000	22/02/2025
3	4/7 Wattletree Rd ARMADALE 3143	\$535,000	07/02/2025

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:

20/03/2025 09:56

10/7 Wattletree Road, Armadale Vic 3143



Isabella Maxwell
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Indicative Selling Price

\$515,000 - \$525,000

Median Unit Price

Year ending December 2024: \$698,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/124 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Sold Before Auction

Date: 05/03/2025

Property Type: Apartment



9/21 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



4/7 Wattletree Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$535,000

Method: Sale

Date: 07/02/2025

Property Type: Strata Unit/Flat

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



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