

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

101/8D Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$699,000 & \$729,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Armadale

Period - From 01/04/2025 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	23/158-160 Wattletree Rd MALVERN 3144	\$745,000	12/07/2025
2	705/8e Evergreen Mews ARMADALE 3143	\$770,000	11/07/2025
3	603/8A Evergreen Mews ARMADALE 3143	\$720,000	27/02/2025

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:

22/07/2025 17:00

101/8D Evergreen Mews, Armadale Vic 3143

MRE

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$699,000 - \$729,000
Median Unit Price
June quarter 2025: \$690,000

Comparable Properties



23/158-160 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

2 1 2

Price: \$745,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Apartment



705/8e Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$770,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



603/8A Evergreen Mews ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$720,000
Method: Sale
Date: 27/02/2025
Property Type: Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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