

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

102/881 HIGH STREET ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,250

Property type

Unit

Suburb

Armadale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

6/271A WILLIAMS ROAD SOUTH YARRA VIC 3141	\$500,000	19-Sep-25
1103/15 CLIFTON STREET PRAHRAN VIC 3181	\$535,000	27-Oct-25

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 6 months.

This Statement of Information was prepared on: 25 November 2025



6/271A WILLIAMS ROAD SOUTH YARRA VIC 3141

2 1 -

Sold Price

\$500,000

Sold Date

19-Sep-25

Distance

1.83km



1103/15 CLIFTON STREET PRAHRAN VIC 3181

2 1 -

Sold Price

^{RS} **\$535,000**

Sold Date

27-Oct-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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