

# 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

109/881 High Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$800,000

### Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Armadale

Period - From

29/05/2024

to

28/05/2025

Source

Property Data

### 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	G2/551 Dandenong Rd ARMADALE 3143	\$795,000	09/04/2025
2			
3			

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:

29/05/2025 10:02

109/881 High Street, Armadale Vic 3143



2   2   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$800,000  
**Median Unit Price**  
29/05/2024 - 28/05/2025: \$675,000

## Comparable Properties



**G2/551 Dandenong Rd ARMADALE 3143 (VG)**

**Agent Comments**

2   -   -

**Price:** \$795,000  
**Method:** Sale  
**Date:** 09/04/2025  
**Property Type:** Strata Unit/Flat

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.

**Account - McGrath South Yarra**



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