

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

11/9 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price

\$776,500

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2026

to

30/06/2026

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	17/6 Avondale Rd ARMADALE 3143	\$555,000	04/06/2026
2	17/25 Kooyong Rd ARMADALE 3143	\$570,000	30/04/2026
3	7/7 Denbigh Rd ARMADALE 3143	\$595,000	16/03/2026

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:

04/08/2026 15:14

11/9 Denbigh Road, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2026: \$776,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



17/6 Avondale Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$555,000

Method: Sale

Date: 04/06/2026

Property Type: Strata Unit/Flat



17/25 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment



7/7 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: Apartment

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



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