

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	111/881 High Street, Armadale, VIC 3143
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Indicative selling price

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

Price Range	\$330,000	&	\$360,000
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Median sale price

Median price	\$642,500	Property Type	Apartment	Suburb	Armadale (3143)
Period - From	01/07/2024	to	30/06/2025	Source	realestate.com.au

Comparable property sales

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
9/53 WATTLETREE ROAD, ARMADALE VIC 3143	\$349,000	06/05/2025
110/881 HIGH STREET, ARMADALE VIC 3143	\$340,000	26/09/2024
14/20 BAILEY AVENUE, ARMADALE VIC 3143	\$360,000	06/06/2025

This Statement of Information was prepared on: 08/07/2025