

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

12/31 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2024

to

31/03/2025

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	4/31 Mercer Rd ARMADALE 3143	\$751,000	06/05/2025
2	10/5 Denbigh Rd ARMADALE 3143	\$748,000	08/04/2025
3	2/35-37 Winter St MALVERN 3144	\$705,000	18/02/2025

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:

28/05/2025 16:12

12/31 Mercer Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com



2 1 1

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending March 2025: \$655,000

Comparable Properties



4/31 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

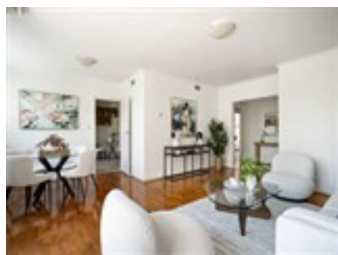
2 1 1

Price: \$751,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



10/5 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

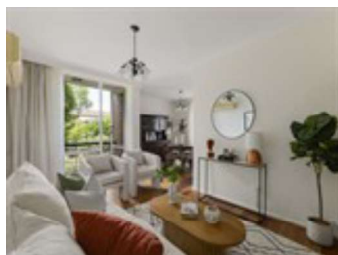
2 1 1

Price: \$748,000

Method: Private Sale

Date: 08/04/2025

Property Type: Apartment



2/35-37 Winter St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$705,000

Method: Sold Before Auction

Date: 18/02/2025

Property Type: Apartment

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



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