

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

12/527 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2024

to

31/12/2024

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	1/28 Elgin Av ARMADALE 3143	\$557,000	15/03/2025
2	4/64 Alexandra St ST KILDA EAST 3183	\$550,000	05/03/2025
3	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025

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:

24/03/2025 14:03

12/527 Dandenong Road, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$549,000

Median Unit Price

December quarter 2024: \$715,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/28 Elgin Av ARMADALE 3143 (REI)

Agent Comments

2 1 -

Price: \$557,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment



4/64 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 05/03/2025

Property Type: House (Res)



5/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment

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



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