

## 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

2/6a Elm Grove, Armadale Vic 3143

#### Indicative selling price

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

Range between \$870,000 & \$920,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$720,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Armadale</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	4/1a Coolullah Av SOUTH YARRA 3141	\$900,000	15/11/2025
2	3/732 Orrong Rd TOORAK 3142	\$917,000	25/10/2025
3	5/18 Ellesmere Rd WINDSOR 3181	\$870,000	25/10/2025

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:

19/11/2025 14:52

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**Indicative Selling Price**

\$870,000 - \$920,000

**Median Unit Price**

September quarter 2025: \$720,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/1a Coolullah Av SOUTH YARRA 3141 (REI)**



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Apartment

Agent Comments



**3/732 Orrong Rd TOORAK 3142 (REI)**



**Price:** \$917,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Unit

Agent Comments



**5/18 Ellesmere Rd WINDSOR 3181 (REI)**



**Price:** \$870,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Apartment

Agent Comments

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