

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

22/6-8 Avondale Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2025

to

30/06/2025

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	11/23 Northcote Rd ARMADALE 3143	\$385,000	15/08/2025
2	8/49a Denbigh Rd ARMADALE 3143	\$412,000	02/08/2025
3	3/55 Northcote Rd ARMADALE 3143	\$418,000	22/05/2025

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:

19/09/2025 10:01



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Property Type: Apartment

Agent Comments

Comparable Properties



11/23 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 15/08/2025

Property Type: Apartment



8/49a Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 -

Price: \$412,000

Method: Auction Sale

Date: 02/08/2025

Property Type: Apartment



3/55 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$418,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140