

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 ARMYTAGE AVENUE DENNINGTON VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Dennington

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 YARRA DRIVE WARRNAMBOOL VIC 3280	\$720,000	17-Sep-24
17 SEARS AVENUE WARRNAMBOOL VIC 3280	\$745,000	03-Jun-25
17 DREW STREET WARRNAMBOOL VIC 3280	\$740,000	08-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 July 2025



**6 YARRA DRIVE WARRNAMBOOL
VIC 3280**

4 2 2

Sold Price **\$720,000** Sold Date **17-Sep-24**

Distance **1.48km**



**17 SEARS AVENUE
WARRNAMBOOL VIC 3280**

4 2 2

Sold Price ^{RS} **\$745,000** Sold Date **03-Jun-25**

Distance **1.63km**



**17 DREW STREET WARRNAMBOOL
VIC 3280**

4 2 2

Sold Price **\$740,000** Sold Date **08-Apr-24**

Distance **2.15km**

RS = Recent sale

UN = Undisclosed Sale

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