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

3/27 St Georges Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$455,000		&		\$500,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2024	to	30/06/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	12/3-5 Chomley St PRAHRAN 3181	\$500,000	27/06/2025
2	2/16 Lexton Gr PRAHRAN 3181	\$495,000	23/05/2025
3	7/29 Kooyong Rd ARMADALE 3143	\$495,000	01/03/2025

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:

21/07/2025 15:33



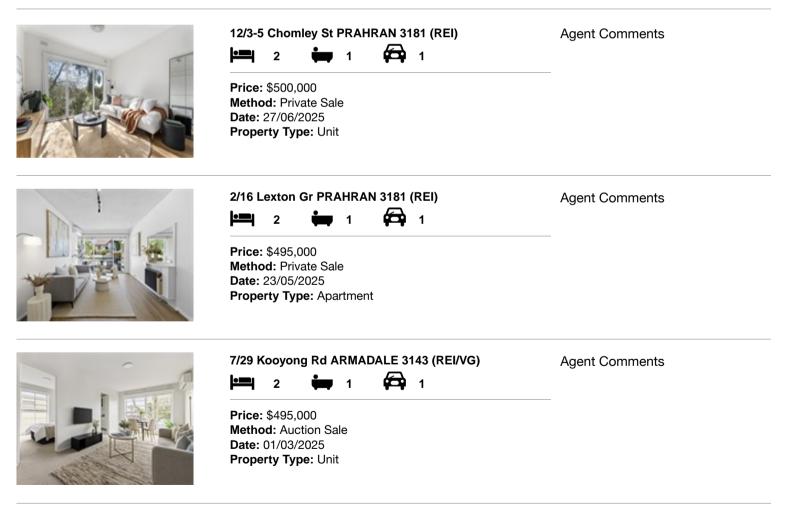
RT Edgar





Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$455,000 - \$500,000 Median Unit Price Year ending June 2025: \$645,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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