

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

3/55 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$405,000

&

\$430,000

Median sale price

Median price

\$655,500

Property Type

Unit

Suburb

Armadale

Period - From

02/05/2024

to

01/05/2025

Source

Property Data

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	15/35 Kooyong Rd ARMADALE 3143	\$421,000	12/02/2025
2	8/6 Closeburn Av PRAHRAN 3181	\$445,000	06/02/2025
3	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024

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:

02/05/2025 15:17

3/55 Northcote Road, Armadale Vic 3143



Charmayne Dulley
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Indicative Selling Price

\$405,000 - \$430,000

Median Unit Price

02/05/2024 - 01/05/2025: \$655,500



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



15/35 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$421,000

Method: Auction Sale

Date: 12/02/2025

Property Type: Apartment



8/6 Closeburn Av PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 06/02/2025

Property Type: Unit



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment

Land Size: 767 sqm approx

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



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