

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

304/56 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,230,000

&

\$1,350,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Armadale

Period - From 01/07/2025

to

30/09/2025

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	109/960 High St ARMADALE 3143	\$1,350,000	07/05/2025
2	1/182 Balaclava Rd CAULFIELD NORTH 3161	\$1,245,000	10/06/2025
3			

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:

22/10/2025 10:59

304/56 Wattletree Road, Armadale Vic 3143



Lauchlan Waterfield

03 9509 0411

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Indicative Selling Price

\$1,230,000 - \$1,350,000

Median Unit Price

September quarter 2025: \$720,000



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



109/960 High St ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$1,350,000

Method: Sale

Date: 07/05/2025

Property Type: Strata Unit/Flat



1/182 Balaclava Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

3 - -

Price: \$1,245,000

Method: Sale

Date: 10/06/2025

Property Type: Flat/Unit/Apartment (Res)

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.

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



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