

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

403/3 Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Armadale

Period - From

29/05/2024

to

28/05/2025

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	3/15 Cromwell Rd SOUTH YARRA 3141	\$1,180,000	05/05/2025
2			
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:

29/05/2025 10:01



James Annett
03 9509 0411
0422 930 845

james.annett@belleproperty.com

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median Unit Price

29/05/2024 - 28/05/2025: \$675,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



3/15 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment

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.