

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

5/22 Derby Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2025

to

30/06/2025

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	12/22 Derby St ARMADALE 3143	\$442,000	07/07/2025
2	10/49a Denbigh Rd ARMADALE 3143	\$440,500	12/06/2025
3	7/20 Bailey Av ARMADALE 3143	\$421,000	05/04/2025

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:

28/07/2025 14:52

5/22 Derby Street, Armadale Vic 3143



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Indicative Selling Price

\$449,000

Median Unit Price

June quarter 2025: \$690,000



Property Type: Apartment

Agent Comments

Comparable Properties



12/22 Derby St ARMADALE 3143 (REI)

Agent Comments



Price: \$442,000

Method: Private Sale

Date: 07/07/2025

Property Type: Apartment



10/49a Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$440,500

Method: Private Sale

Date: 12/06/2025

Property Type: Apartment



7/20 Bailey Av ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$421,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit

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



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