

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

5/26 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$485,000 & \$515,000

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	1/4 The Avenue WINDSOR 3181	\$510,000	31/10/2025
2	6/70-72 Canterbury Rd TOORAK 3142	\$525,000	20/09/2025
3	7/3a Hughenden Rd ST KILDA EAST 3183	\$500,000	06/09/2025

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:

06/11/2025 16:58

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Indicative Selling Price

\$485,000 - \$515,000

Median Unit Price

September quarter 2025: \$720,000



Property Type: Apartment

Agent Comments

Comparable Properties



1/4 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment



6/70-72 Canterbury Rd TOORAK 3142 (REI)

Agent Comments



Price: \$525,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit



7/3a Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Apartment

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