

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

5/43 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$691,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2024

to

30/09/2025

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	5/15 Hampden Rd ARMADALE 3143	\$660,000	08/08/2025
2	8/41 Sutherland Rd ARMADALE 3143	\$636,000	12/07/2025
3	11/30 Denbigh Rd ARMADALE 3143	\$697,000	14/06/2025

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:

01/10/2025 10:33



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
01/10/2024 - 30/09/2025: \$691,000

Comparable Properties



5/15 Hampden Rd ARMADALE 3143 (VG)

2 - -

Price: \$660,000
Method: Sale
Date: 08/08/2025
Property Type: Strata Unit/Flat

Agent Comments

0.45km from subject property, 2 x bed,
1 x bath, older style



8/41 Sutherland Rd ARMADALE 3143 (REI)

2 1 1

Price: \$636,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Apartment

Agent Comments

Older style complex, 2 x bed, 0.16km
from subject property



11/30 Denbigh Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: \$697,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Agent Comments

Older style complex, 2 x bed, 1 x bath,
0.24km from subject property

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140