

# 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

5/50 Sutherland Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$776,500

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2026

to

30/06/2026

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 | 5/24 Fulton St ST KILDA EAST 3183       | \$650,000 | 27/07/2026   |
| 2 | 13/647 Inkerman Rd CAULFIELD NORTH 3161 | \$605,000 | 24/07/2026   |
| 3 | 5/115a Williams Rd PRAHRAN 3181         | \$630,000 | 13/07/2026   |

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:

26/08/2026 13:05

5/50 Sutherland Road, Armadale Vic 3143



James Annett  
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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

June quarter 2026: \$776,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/24 Fulton St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 27/07/2026

**Property Type:** Apartment

**Land Size:** 1020 sqm approx



**13/647 Inkerman Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

2 1 1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 24/07/2026

**Property Type:** Apartment



**5/115a Williams Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 13/07/2026

**Property Type:** Apartment

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



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