

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

5/579 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$500,000

&

\$540,000

Median sale price

Median price

\$562,250

Property Type

Unit

Suburb

Armadale

Period - From

01/01/2025

to

31/03/2025

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	3/353 Alma Rd CAULFIELD NORTH 3161	\$532,000	24/03/2025
2	9/21 Irving Av PRAHRAN 3181	\$525,000	22/02/2025
3	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025

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:

08/04/2025 11:16



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/353 Alma Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$532,000

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment



9/21 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$525,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



5/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$540,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment