

# 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

5/8-10 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 \$620,000 & \$680,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Armadale

Period - From 01/07/2024 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 | 9/15 Kelvin Gr PRAHRAN 3181      | \$640,000 | 11/09/2025   |
| 2 | 5/15 Hampden Rd ARMADALE 3143    | \$660,000 | 08/08/2025   |
| 3 | 8/41 Sutherland Rd ARMADALE 3143 | \$636,000 | 12/07/2025   |

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 18:20

5/8-10 Sutherland Road, Armadale Vic 3143



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

Year ending June 2025: \$645,000



2 1 1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**9/15 Kelvin Gr PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 11/09/2025

**Property Type:** Apartment



**5/15 Hampden Rd ARMADALE 3143 (VG)**

**Agent Comments**

2 - -

**Price:** \$660,000

**Method:** Sale

**Date:** 08/08/2025

**Property Type:** Strata Unit/Flat



**8/41 Sutherland Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$636,000

**Method:** Auction Sale

**Date:** 12/07/2025

**Property Type:** Apartment

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



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