

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

6/531 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$850,000 & \$900,000

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	1/1111 Malvern Rd TOORAK 3142	\$851,111	20/08/2025
2	5/20 Kooyong Rd CAULFIELD NORTH 3161	\$870,000	15/06/2025
3	1/22 Wyuna Rd CAULFIELD NORTH 3161	\$867,000	31/05/2025

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:

01/09/2025 08:50

6/531 Dandenong Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2025: \$645,000



2 1 2

Property Type: Villa

Agent Comments

Comparable Properties



1/1111 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 -

Price: \$851,111

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Apartment



5/20 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 1 1

Price: \$870,000

Method: Auction Sale

Date: 15/06/2025

Property Type: Apartment

Land Size: 1301 sqm approx



1/22 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 2 1

Price: \$867,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Unit

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



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