

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

7/42 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$375,000

&

\$405,000

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	7/8 St James Rd ARMADALE 3143	\$405,000	22/05/2025
2	4/1 Clendon Rd ARMADALE 3143	\$400,000	23/04/2025
3	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025

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:

12/06/2025 09:38



Property Type: Car Park/Car Space (Res)

Agent Comments

Comparable Properties



7/8 St James Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment



4/1 Clendon Rd ARMADALE 3143 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 23/04/2025

Property Type: Strata Unit/Flat



12/23 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 16/01/2025

Property Type: Apartment