

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

7/501 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price

\$677,500

Property Type

Unit

Suburb

Armadale

Period - From

20/10/2024

to

19/10/2025

Source

Property Data

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	1/309 Dandenong Rd PRAHRAN 3181	\$886,000	29/08/2025
2	5/20 Kooyong Rd CAULFIELD NORTH 3161	\$870,000	15/06/2025
3	13/60 Wattletree Rd ARMADALE 3143	\$890,000	09/05/2025

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:

20/10/2025 14:45

7/501 Orrong Road, Armadale Vic 3143



3 2 2

Property Type: Strata Unit/Flat
Land Size: 109 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$890,000
Median Unit Price
20/10/2024 - 19/10/2025: \$677,500

Comparable Properties



1/309 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$886,000
Method: Private Sale
Date: 29/08/2025
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



13/60 Wattletree Rd ARMADALE 3143 (VG)

Agent Comments

3 - -

Price: \$890,000
Method: Sale
Date: 09/05/2025
Property Type: Strata Unit/Flat

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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