

# 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

7/8 St James 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 \$330,000 & \$360,000

### Median sale price

Median price \$655,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2024

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	6/52 Sutherland Rd ARMADALE 3143	\$360,000	11/04/2025
2	3/61 Kooyong Rd ARMADALE 3143	\$350,000	14/02/2025
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:

23/04/2025 15:30

7/8 St James Road, Armadale Vic 3143

**Jellis  
Craig**

Kon Galitos

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**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

Year ending March 2025: \$655,000



**Property Type:** Apartment

## Comparable Properties



**6/52 Sutherland Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 11/04/2025

**Property Type:** Apartment



**3/61 Kooyong Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 14/02/2025

**Property Type:** Apartment



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

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 16/01/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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