Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 9/	9/114 KOOYONG ROAD, ARMADALE, VIC 3143
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Indicative selling price

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

Price Range: \$900,000

Median sale price

Median price	\$577,500	Property type	Unit	Suburb	ARMADALE	
Period	01 July 2025 to 30 September 2025		Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/309 DANDENONG RD, PRAHRAN, VIC 3181	\$886,000	29/08/2025
5/20 KOOYONG RD, CAULFIELD NORTH, VIC 3161	\$870,000	15/06/2025
3/501 ORRONG RD, ARMADALE, VIC 3143	\$800,000	30/04/2025

This Statement of Information was prepared on: 13/10/2025

