

# 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

9/20 Bailey Avenue, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$389,000

### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2025

to

30/09/2025

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 | 4/39 Tooronga Rd MALVERN EAST 3145        | \$396,000 | 14/11/2025   |
| 2 | 602/2 Caulfield Blvd CAULFIELD NORTH 3161 | \$395,000 | 14/11/2025   |
| 3 | 5/42 Wattletree Rd ARMADALE 3143          | \$388,000 | 16/10/2025   |

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:

15/11/2025 16:28

9/20 Bailey Avenue, Armadale Vic 3143



Isabella Maxwell  
03 9509 0411  
0415 531 814

isabella.maxwell@belleproperty.com

**Indicative Selling Price**

\$389,000

**Median Unit Price**

September quarter 2025: \$720,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/39 Tooronga Rd MALVERN EAST 3145 (REI)**

Agent Comments

1 1 1

**Price:** \$396,000

**Method:** Sold Before Auction

**Date:** 14/11/2025

**Property Type:** Apartment



**602/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI)**

Agent Comments

1 1 1

**Price:** \$395,000

**Method:** Sold Before Auction

**Date:** 14/11/2025

**Property Type:** Apartment



**5/42 Wattletree Rd ARMADALE 3143 (REI)**

Agent Comments

1 1 1

**Price:** \$388,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** Apartment

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



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