

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

9/49a Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$460,000

&

\$499,000

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	904/7 Evergreen Mews ARMADALE 3143	\$465,000	03/04/2025
2	2/49a Denbigh Rd ARMADALE 3143	\$497,000	22/03/2025
3	11/2-4 Jessamine Av PRAHRAN 3181	\$493,500	15/03/2025

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:

28/04/2025 15:40

9/49a Denbigh Road, Armadale Vic 3143



James Annett
03 9509 0411
0422 930 845

james.annett@belleproperty.com

Indicative Selling Price

\$460,000 - \$499,000

Median Unit Price

March quarter 2025: \$562,250



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



904/7 Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$465,000

Method: Private Sale

Date: 03/04/2025

Property Type: Apartment



2/49a Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$497,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Unit



11/2-4 Jessamine Av PRAHRAN 3181 (REI)

Agent Comments

1 1 -

Price: \$493,500

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment

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



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