

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

4/7 KOOYONG ROAD, ARMADALE, VIC 3143

Indicative selling price

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

Single Price: \$850,000

Median sale price

Median price \$625,500

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

204/70 WATTLETREE RD, ARMADALE, VIC 3143	\$820,000	16/08/2025
109/881 HIGH ST, ARMADALE, VIC 3143	\$810,000	15/06/2025
9/646 MALVERN RD, PRAHRAN, VIC 3181	\$850,000	14/07/2025

This Statement of Information was prepared on:

13/11/2025