

A photograph of a modern backyard. In the foreground, a hammock with orange and grey fabric is strung over a wooden stool. A yellow jacket is draped over the hammock. A straw hat sits on the wooden stool. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a grassy lawn. Large trees and a wooden fence are visible in the background.

**RayWhite.**

# Statement of information

1/6-8 AVONDALE ROAD, ARMADALE, VIC 3143

PREPARED BY JOSH HOMMELHOFF, RAY WHITE BENTLEIGH & CARNEGIE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

1/6-8 AVONDALE ROAD, ARMADALE, VIC  2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **\$495,000 to \$540,000**

Provided by: Ray White Carnegie, Ray White Corporate Default

## MEDIAN SALE PRICE



ARMADALE, VIC, 3143

Suburb Median Sale Price (Unit)

**\$695,000**

01 April 2024 to 31 March 2025

Provided by: 

## COMPARABLE PROPERTIES

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.

10/7 WATTLETREE RD, ARMADALE, VIC 3143  2  1  1

Sale Price

**\*\$515,000**

Sale Date: 24/04/2025

Distance from Property: 378m

9/2A LEXTON GR, PRAHRAN, VIC 3181  2  1  1

Sale Price

**\*\$500,000**

Sale Date: 19/05/2025

Distance from Property: 650m

25/6 AVONDALE RD, ARMADALE, VIC 3143  2  1  1

Sale Price

**\*\$545,000**

Sale Date: 24/05/2025

Distance from Property: 0m

This report has been compiled on 02/06/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1/6-8 AVONDALE ROAD, ARMADALE, VIC 3143

### Indicative selling price

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

Price Range:

\$495,000 to \$540,000

### Median sale price

Median price

\$695,000

Property type

Unit

Suburb

ARMADALE

Period

01 April 2024 to 31 March 2025

Source



### 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

10/7 WATTLETREE RD, ARMADALE, VIC 3143	*\$515,000	24/04/2025
9/2A LEXTON GR, PRAHRAN, VIC 3181	*\$500,000	19/05/2025
25/6 AVONDALE RD, ARMADALE, VIC 3143	*\$545,000	24/05/2025

This Statement of Information was prepared on:

02/06/2025