

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

10/49a Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$385,000

&

\$420,000

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 | 3/55 Northcote Rd ARMADALE 3143 | \$418,000 | 22/05/2025 |
| 2 | 15/35 Kooyong Rd ARMADALE 3143 | \$421,000 | 12/02/2025 |
| 3 | 7/55 Northcote Rd ARMADALE 3143 | \$415,000 | 19/12/2024 |

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:

28/05/2025 13:27

10/49a Denbigh Road, Armadale Vic 3143



Gus Izzo
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Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
March quarter 2025: \$562,250



1 1 1

Property Type:
Agent Comments

Comparable Properties



3/55 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$418,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment



15/35 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$421,000
Method: Auction Sale
Date: 12/02/2025
Property Type: Apartment



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment
Land Size: 767 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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