

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

102 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Armadale

Period - From 01/04/2026

to

30/06/2026

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	129a Sycamore St CAULFIELD SOUTH 3162	\$1,378,000	08/08/2026
2	1 Main St ELSTERNWICK 3185	\$1,370,000	25/07/2026
3	40 Kooyong Rd ARMADALE 3143	\$1,340,000	01/07/2026

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:

10/08/2026 09:14

102 Wattletree Road, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2026: \$1,950,000



Rooms: 2

Property Type:

Agent Comments

Comparable Properties



129a Sycamore St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,378,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House



1 Main St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



40 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,340,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

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



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