

# 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

106/960 High Street, Armadale Vic 3143

### Indicative selling price

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

Range between \$880,000 & \$950,000

### Median sale price

Median price \$655,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2024

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	104/1 Norfolk PI MALVERN 3144	\$880,020	12/02/2025
2	72/4 Sydney St PRAHRAN 3181	\$930,000	31/01/2025
3	105/1220 Malvern Rd MALVERN 3144	\$920,000	07/11/2024

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:

28/04/2025 17:19



2 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$950,000  
**Median Unit Price**  
Year ending March 2025: \$655,000

## Comparable Properties



**104/1 Norfolk PI MALVERN 3144 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$880,020  
**Method:** Private Sale  
**Date:** 12/02/2025  
**Property Type:** Apartment



**72/4 Sydney St PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 1

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 31/01/2025  
**Property Type:** Apartment



**105/1220 Malvern Rd MALVERN 3144 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9864 5000**