Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$880,000 &	\$950,000
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Median sale price

Median price	\$655,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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Agent Comments

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

Property Type: Apartment

72/4 Sydney St PRAHRAN 3181 (REI)

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Agent Comments

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

Property Type: Apartment



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

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Price: \$920,000 Method: Private Sale Date: 07/11/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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