

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

11/20 Bailey Avenue, Armadale Vic 3143

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Armadale

Period - From

01/01/2026

to

31/03/2026

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	8/65 Station St MALVERN 3144	\$365,000	12/06/2026
2	32/61 Kooyong Rd ARMADALE 3143	\$375,000	21/05/2026
3	1/52 Sutherland Rd ARMADALE 3143	\$360,000	28/04/2026

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:

15/06/2026 14:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$365,000
Median Unit Price
March quarter 2026: \$730,000

Comparable Properties



8/65 Station St MALVERN 3144 (REI)

Agent Comments



Price: \$365,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: Apartment



32/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment



1/52 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment

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