

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

11/23 NORTHCOTE ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

7/8 GRANDVIEW GROVE PRAHRAN VIC 3181	\$415,000	21-May-25
4/1 CLENDON ROAD ARMADALE VIC 3143	\$400,000	23-Apr-25
8/26 WYNNSTAY ROAD PRAHRAN VIC 3181	\$395,000	02-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 05 June 2025

7/8 Grandview Grove, Prahran



7/8 GRANDVIEW GROVE PRAHRAN VIC 3181

 1  1  1

Sold Price ^{RS} **\$415,000** ^{UN} Sold Date **21-May-25**

Distance **0.83km**



4/1 CLENDON ROAD ARMADALE VIC 3143

 1  1  1

Sold Price **\$400,000** Sold Date **23-Apr-25**

Distance **0.47km**



8/26 WYNNSTAY ROAD PRAHRAN VIC 3181

 1  1  1

Sold Price **\$395,000** Sold Date **02-Feb-25**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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