

# 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

20/71 Denbigh Road, Armadale Vic 3143

### Indicative selling price

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

Range between \$850,000 & \$930,000

### 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 | 1/54 Kooyong Rd CAULFIELD NORTH 3161 | \$885,000 | 14/03/2026   |
| 2 | 2/39 Kooyong Rd CAULFIELD NORTH 3161 | \$915,000 | 22/02/2026   |
| 3 | 10/501 Orrong Rd ARMADALE 3143       | \$880,000 | 18/02/2026   |

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:

21/04/2026 11:11



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**1/54 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**



**Price:** \$885,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Apartment



**2/39 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**



**Price:** \$915,000

**Method:** Auction Sale

**Date:** 22/02/2026

**Property Type:** Apartment



**10/501 Orrong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$880,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Apartment