

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

202/6C EVERGREEN MEWS 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

\$1,430,000

&

\$1,570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

2/15 SOMERS AVENUE MALVERN VIC 3144	\$1,490,000	04-Jun-26
5/5 WOORIGOLEEN ROAD TOORAK VIC 3142	\$1,500,000	22-May-26
14/50 ROSS STREET TOORAK VIC 3142	\$1,565,000	30-Apr-26

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: 26 June 2026



2/15 SOMERS AVENUE MALVERN VIC 3144

3 2 2

Sold Price ^{RS} \$1,490,000 Sold Date 04-Jun-26

Distance 1.67km



5/5 WOORIGOLEEN ROAD TOORAK VIC 3142

3 2 2

Sold Price ^{RS} \$1,500,000 ^{UN} Sold Date 22-May-26

Distance 1.02km



14/50 ROSS STREET TOORAK VIC 3142

3 2 1

Sold Price ^{RS} \$1,565,000 ^{UN} Sold Date 30-Apr-26

Distance 1.15km

RS = Recent sale

UN = Undisclosed Sale

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