

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

3/22 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$776,500

Property Type Unit

Suburb Armadale

Period - From 01/04/2026

to 30/06/2026

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	17/6 Avondale Rd ARMADALE 3143	\$555,000	04/06/2026
2	17/25 Kooyong Rd ARMADALE 3143	\$570,000	30/04/2026
3	7/50 Sutherland Rd ARMADALE 3143	\$580,000	15/04/2026

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:

15/07/2026 15:50



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2026: \$776,500

Comparable Properties



17/6 Avondale Rd ARMADALE 3143 (VG)

Agent Comments

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Price: \$555,000
Method: Sale
Date: 04/06/2026
Property Type: Strata Unit/Flat



17/25 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$570,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment



7/50 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment

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