

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

3/5 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$680,000 & \$730,000

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	4/501 Orrong Rd ARMADALE 3143	\$680,000	18/03/2026
2	6/767 Malvern Rd TOORAK 3142	\$722,500	12/03/2026
3	1/573 High St PRAHRAN 3181	\$685,000	01/03/2026

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:

09/04/2026 21:08

3/5 Armadale Street, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

March quarter 2026: \$730,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/501 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$680,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment



6/767 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 2

Price: \$722,500

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment



1/573 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 01/03/2026

Property Type: Apartment

Land Size: 78 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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