

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

304/8e Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Armadale

Period - From

27/01/2025

to

26/01/2026

Source

Property Data

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	3/8C Evergreen Mews ARMADALE 3143	\$852,000	13/10/2025
2	104/7 Evergreen Mews ARMADALE 3143	\$840,000	30/08/2025
3	101/8d Evergreen Mews ARMADALE 3143	\$695,000	08/08/2025

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:

27/01/2026 14:05



2
 2
 2

Property Type:

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

27/01/2025 - 26/01/2026: \$652,500

Comparable Properties



3/8C Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

2
 2
 2

Price: \$852,000

Method: Private Sale

Date: 13/10/2025

Property Type: Apartment



104/7 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

2
 2
 2

Price: \$840,000

Method: Private Sale

Date: 30/08/2025

Property Type: Apartment



101/8d Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

2
 2
 1

Price: \$695,000

Method: Private Sale

Date: 08/08/2025

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000