

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

32/61 KOORYONG ROAD 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Armadale

Period-from

01 May 2025

to

30 Apr 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

34/61 KOORYONG ROAD ARMADALE VIC 3143	\$380,000	16-Jan-26
12/47 KOORYONG ROAD ARMADALE VIC 3143	\$390,000	22-Feb-26
2/47 KOORYONG ROAD ARMADALE VIC 3143	\$407,000	06-Mar-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: 14 May 2026



**34/61 KOORYONG ROAD
ARMADALE VIC 3143**

 2
  1
  1

Sold Price **\$380,000** Sold Date **16-Jan-26**

Distance **0km**



**12/47 KOORYONG ROAD
ARMADALE VIC 3143**

 1
  1
  2

Sold Price **\$390,000** Sold Date **22-Feb-26**

Distance **0.1km**



**2/47 KOORYONG ROAD ARMADALE
VIC 3143**

 1
  1
  1

Sold Price **\$407,000** Sold Date **06-Mar-26**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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