

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

5/34 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$500,000

&

\$550,000

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	12/77 Wattletree Rd ARMADALE 3143	\$500,000	29/08/2026
2	7/329 Dandenong Rd PRAHRAN 3181	\$535,000	28/08/2026
3	12a/30 Wynnstay Rd PRAHRAN 3181	\$540,000	18/05/2026

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:

17/09/2026 12:19



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Property Type: Apartment
Land Size: 60 sqm approx
Agent Comments
Lock Up garage

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

Comparable Properties



12/77 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$500,000
Method: Auction Sale
Date: 29/08/2026
Property Type: Apartment



7/329 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$535,000
Method: Private Sale
Date: 28/08/2026
Property Type: Apartment



12a/30 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$540,000
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment