

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

5/50 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$600,000

&

\$650,000

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	5/24 Fulton St ST KILDA EAST 3183	\$650,000	27/07/2026
2	13/647 Inkerman Rd CAULFIELD NORTH 3161	\$605,000	24/07/2026
3	5/115a Williams Rd PRAHRAN 3181	\$630,000	13/07/2026

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:

26/08/2026 13:05

5/50 Sutherland Road, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2026: \$776,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/24 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment

Land Size: 1020 sqm approx



13/647 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 24/07/2026

Property Type: Apartment



5/115a Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment

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



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