

# 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

5/72 Adelaide Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,750,000

### Median sale price

Median price \$655,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2024

to 31/03/2025

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	1/543a Toorak Rd TOORAK 3142	\$2,400,000	29/04/2025
2	6/209a Kooyong Rd TOORAK 3142	\$2,925,000	28/02/2025
3	301/1203 Malvern Rd MALVERN 3144	\$2,500,000	13/12/2024

**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:

04/06/2025 14:38



3   2   2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median Unit Price**  
Year ending March 2025: \$655,000

## Comparable Properties



**1/543a Toorak Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

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**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 29/04/2025  
**Property Type:** Apartment



**6/209a Kooyong Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

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**Price:** \$2,925,000  
**Method:** Expression of Interest  
**Date:** 28/02/2025  
**Property Type:** Apartment



**301/1203 Malvern Rd MALVERN 3144 (REI/VG)**

**Agent Comments**

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**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000