

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

505/7 EVERGREEN MEWS 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2025

to

31 May 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

903/7 EVERGREEN MEWS ARMADALE VIC 3143	\$1,131,000	16-Feb-26
4/48 NEW STREET ARMADALE VIC 3143	\$1,330,000	23-Mar-26
208/881 HIGH STREET ARMADALE VIC 3143	\$1,201,000	31-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: 26 June 2026

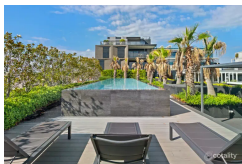

**903/7 EVERGREEN MEWS
ARMADALE VIC 3143**

Sold Price **\$1,131,000** Sold Date **16-Feb-26**
 3  2  2

Distance **0km**

**4/48 NEW STREET ARMADALE VIC
3143**

Sold Price ^{RS} **\$1,330,000** Sold Date **23-Mar-26**
 3  2  3

Distance **0.39km**

**208/881 HIGH STREET ARMADALE
VIC 3143**

Sold Price ^{RS} **\$1,201,000** ^{UN} Sold Date **31-Mar-26**
 3  2  2

Distance **0.39km**
RS = Recent sale

UN = Undisclosed Sale

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