

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

6/30-32 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price

\$668,000

Property Type

Unit

Suburb

Armadale

Period - From

25/03/2025

to

24/03/2026

Source

Property Data

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	7/41 Sutherland Rd ARMADALE 3143	\$730,000	19/02/2026
2	1/17 Kelvin Gr PRAHRAN 3181	\$722,500	17/02/2026
3	16/31-33 Armadale St ARMADALE 3143	\$692,000	10/12/2025

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:

25/03/2026 10:49

6/30-32 Denbigh Road, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

25/03/2025 - 24/03/2026: \$668,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/41 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

2 1 2

Price: \$730,000

Method: Auction Sale

Date: 19/02/2026

Property Type: Apartment



1/17 Kelvin Gr PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$722,500

Method: Sale

Date: 17/02/2026

Property Type: Strata Unit/Flat



16/31-33 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$692,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: Apartment

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



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