

# 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

7/50 Sutherland Road, Armadale Vic 3143

### Indicative selling price

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

Range between

\$550,000

&

\$605,000

### Median sale price

Median price

\$648,000

Property Type

Unit

Suburb

Armadale

Period - From

01/01/2025

to

31/12/2025

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	6/7 Denbigh Rd ARMADALE 3143	\$595,000	04/10/2025
2	2/2 Armadale St ARMADALE 3143	\$555,000	02/10/2025
3	18/41 Kooyong Rd ARMADALE 3143	\$610,000	29/09/2025

**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:

30/03/2026 16:28



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

Year ending December 2025: \$648,000

## Comparable Properties



**6/7 Denbigh Rd ARMADALE 3143 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Apartment



**2/2 Armadale St ARMADALE 3143 (VG)**

Agent Comments

2   
 -   
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**Price:** \$555,000

**Method:** Sale

**Date:** 02/10/2025

**Property Type:** Strata Unit/Flat



**18/41 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 29/09/2025

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9864 5000