

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

70 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$2,230,000

Property Type House

Suburb Armadale

Period - From 01/07/2025

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	68 Jordan St MALVERN 3144	\$1,875,000	20/06/2026
2	6 Wheatland Rd MALVERN 3144	\$1,856,000	02/05/2026
3	24 Mt Pleasant Gr ARMADALE 3143	\$1,950,000	22/04/2026

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:

30/07/2026 13:49

70 Kooyong Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending June 2026: \$2,230,000



2 2 2

Property Type: Home

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



68 Jordan St MALVERN 3144 (REI)

Agent Comments

3 2 -

Price: \$1,875,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)



6 Wheatland Rd MALVERN 3144 (REI/VG)

Agent Comments

3 1 -

Price: \$1,856,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House

Land Size: 284 sqm approx



24 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments

3 2 -

Price: \$1,950,000

Method: Sold Before Auction

Date: 22/04/2026

Property Type: House (Res)

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



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