

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

703/8a Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$667,000

Property Type Unit

Suburb Armadale

Period - From 31/03/2025

to

30/03/2026

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	7/3 Tahara Rd TOORAK 3142	\$850,000	13/03/2026
2	4/55 Ross St TOORAK 3142	\$810,000	07/03/2026
3	16/45 Williams Rd WINDSOR 3181	\$828,000	26/02/2026

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:

31/03/2026 10:14

703/8a Evergreen Mews, Armadale Vic 3143



James Annett

03 9509 0411

0422 930 845

james.annett@belleproperty.com

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

31/03/2025 - 30/03/2026: \$667,000



2 2 2

Property Type:

Agent Comments

Comparable Properties



7/3 Tahara Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Private Sale

Date: 13/03/2026

Property Type: Unit



4/55 Ross St TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Apartment



16/45 Williams Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$828,000

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment

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



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