

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

8/22 Derby Street, Armadale Vic 3143

Indicative selling price

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

Range between \$450,000 & \$475,000

Median sale price

Median price

\$667,000

Property Type

Unit

Suburb

Armadale

Period - From

28/05/2025

to

27/05/2026

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	3/12 Irving St MALVERN 3144	\$460,000	14/03/2026
2	5/26 Wynnstay Rd PRAHRAN 3181	\$472,000	01/02/2026
3	7/8 St James Rd ARMADALE 3143	\$455,000	09/12/2025

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:

28/05/2026 10:05



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

28/05/2025 - 27/05/2026: \$667,000

Comparable Properties



3/12 Irving St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$460,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Apartment



5/26 Wynnstey Rd PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$472,000

Method: Sold Before Auction

Date: 01/02/2026

Property Type: Apartment



7/8 St James Rd ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$455,000

Method: Private Sale

Date: 09/12/2025

Property Type: Apartment

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423