

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

8/597 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$409,000

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	2/47 Kooyong Rd ARMADALE 3143	\$407,000	05/03/2026
2	16/215 Williams Rd SOUTH YARRA 3141	\$410,000	19/03/2026
3	1/20 Cardigan St ST KILDA EAST 3183	\$415,000	27/02/2026

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 14:42



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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$407,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



16/215 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 19/03/2026

Property Type: Unit



1/20 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$415,000

Method: Private Sale

Date: 27/02/2026

Property Type: Apartment

Land Size: 18 sqm approx