

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

89 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,332,500

Property Type

House

Suburb

Armadale

Period - From

01/04/2025

to

31/03/2026

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	34 Wattletree Rd ARMADALE 3143	\$1,670,000	13/05/2026
2	6 Wheatland Rd MALVERN 3144	\$1,856,000	02/05/2026
3	249 Tooronga Rd GLEN IRIS 3146	\$1,870,000	21/03/2026

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:

02/06/2026 16:51



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending March 2026: \$2,332,500

Comparable Properties



34 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$1,670,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: House (Res)



6 Wheatland Rd MALVERN 3144 (REI)

Agent Comments

3 1 -

Price: \$1,856,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House
Land Size: 284 sqm approx



249 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,870,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 422 sqm approx