

# 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

90 Kooyong Road, Armadale VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$6,995,000

### Median sale price

Median price

\$2,180,000

Property Type

House

Suburb

Armadale

Period - From

23/11/2024

to

22/05/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 30 Lambeth Av, Armadale Vic    | \$7,150,000 | 06/12/2024   |
|                                |             |              |
|                                |             |              |

This Statement of Information was prepared on:

23/05/2025