

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

G01/881 High Street, Armadale Vic 3143

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Armadale

Period - From

11/05/2025

to

10/05/2026

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	17/25 Kooyong Rd ARMADALE 3143	\$570,000	30/04/2026
2	1/154 Alma Rd ST KILDA EAST 3183	\$550,000	29/04/2026
3	7/50 Sutherland Rd ARMADALE 3143	\$580,000	15/04/2026

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:

11/05/2026 15:52

**Property Type:**

Agent Comments

Comparable Properties

**17/25 Kooyong Rd ARMADALE 3143 (REI)**

Agent Comments

**Price:** \$570,000**Method:** Private Sale**Date:** 30/04/2026**Property Type:** Apartment**1/154 Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments

**Price:** \$550,000**Method:** Sold Before Auction**Date:** 29/04/2026**Property Type:** Apartment**7/50 Sutherland Rd ARMADALE 3143 (REI)**

Agent Comments

**Price:** \$580,000**Method:** Private Sale**Date:** 15/04/2026**Property Type:** Apartment