

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

10/38 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$696,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2024

to

30/09/2025

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	6/209 Dandenong Rd PRAHRAN 3181	\$375,000	14/10/2025
2	19/5-7 Ascot St MALVERN 3144	\$380,000	29/08/2025
3	10/42 Wattletree Rd ARMADALE 3143	\$390,000	31/07/2025

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:

20/10/2025 16:21

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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending September 2025: \$696,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



6/209 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 14/10/2025

Property Type: Apartment



19/5-7 Ascot St MALVERN 3144 (REI)

Agent Comments

1 1 -

Price: \$380,000

Method: Sold Before Auction

Date: 29/08/2025

Property Type: Apartment



10/42 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 31/07/2025

Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140