

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 504/8B Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$643,000 Property Type Unit Suburb Armadale

Period - From 01/10/2025 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	601/7 Evergreen Mews ARMADALE 3143	\$802,000	26/02/2026
2	21/1059 Malvern Rd TOORAK 3142	\$835,000	12/02/2026
3	23/390 Toorak Rd SOUTH YARRA 3141	\$760,000	01/02/2026

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: 11/03/2026 16:12



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

December quarter 2025: \$643,000

Comparable Properties



601/7 Evergreen Mews ARMADALE 3143 (REI)

Agent Comments



Price: \$802,000

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment



21/1059 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



23/390 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 01/02/2026

Property Type: Apartment

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