

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

5/42 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$345,000

&

\$365,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Armadale

Period - From

04/09/2024

to

03/09/2025

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	11/23 Northcote Rd ARMADALE 3143	\$385,000	15/08/2025
2	13/311 Dandenong Rd PRAHRAN 3181	\$347,500	13/08/2025
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:

04/09/2025 15:24



1 1 1

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
04/09/2024 - 03/09/2025: \$680,000

Comparable Properties



11/23 Northcote Rd ARMADALE 3143 (REI) Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment



13/311 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments

1 1 1

Price: \$347,500
Method: Private Sale
Date: 13/08/2025
Property Type: Apartment



10/42 Wattletree Rd ARMADALE 3143 (REI) 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