

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

101/959 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

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	5/70 Wattletree Rd ARMADALE 3143	\$2,025,000	08/10/2025
2	10/343-345 Glenferrie Rd MALVERN 3144	\$1,960,000	08/10/2025
3	2/13 Somers Av MALVERN 3144	\$2,050,000	23/09/2025

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:

17/11/2025 14:00

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median Unit Price

Year ending September 2025: \$696,000

Comparable Properties

**5/70 Wattletree Rd ARMADALE 3143 (REI/VG)**

Agent Comments

**Price:** \$2,025,000**Method:** Private Sale**Date:** 08/10/2025**Property Type:** Apartment**10/343-345 Glenferrie Rd MALVERN 3144 (REI)**

Agent Comments

**Price:** \$1,960,000**Method:** Private Sale**Date:** 08/10/2025**Property Type:** Apartment**2/13 Somers Av MALVERN 3144 (REI/VG)**

Agent Comments

**Price:** \$2,050,000**Method:** Private Sale**Date:** 23/09/2025**Property Type:** Apartment
Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400