

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

101/960 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Armadale

Period - From 24/07/2024

to

23/07/2025

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	23/158-160 Wattletree Rd MALVERN 3144	\$745,000	12/07/2025
2	18/7-9 Irving Av PRAHRAN 3181	\$720,000	11/07/2025
3	2/738 Orrong Rd TOORAK 3142	\$727,500	05/06/2025

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:

24/07/2025 13:59

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 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$695,000 - \$750,000

Median Unit Price

24/07/2024 - 23/07/2025: \$675,000

Comparable Properties

**23/158-160 Wattletree Rd MALVERN 3144 (REI)**

Agent Comments

 2
  1
  2

Price: \$745,000**Method:** Auction Sale**Date:** 12/07/2025**Property Type:** Apartment**18/7-9 Irving Av PRAHRAN 3181 (REI)**

Agent Comments

 2
  1
  1

Price: \$720,000**Method:** Sold Before Auction**Date:** 11/07/2025**Property Type:** Apartment**2/738 Orrong Rd TOORAK 3142 (REI)**

Agent Comments

 2
  2
  1

Price: \$727,500**Method:** Private Sale**Date:** 05/06/2025**Property Type:** Apartment

Account - Whitefox Real Estate | P: 96459699



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