

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

6/55 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2025

to

30/06/2025

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	8/209 Kooyong Rd TOORAK 3142	\$1,750,000	14/06/2025
2	3/4 Maple Gr TOORAK 3142	\$1,690,000	20/02/2025
3			

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:

14/07/2025 12:03



3 2 2

Property Type: Unit
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Unit Price
June quarter 2025: \$690,000

Comparable Properties



8/209 Kooyong Rd TOORAK 3142 (REI)

3 1 2

Price: \$1,750,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Agent Comments
Similar floor plan. Inferior condition.
Superior location.



3/4 Maple Gr TOORAK 3142 (REI/VG)

3 1 2

Price: \$1,690,000
Method: Private Sale
Date: 20/02/2025
Property Type: Apartment

Agent Comments
Superior condition and location.
Inferior floor plan. No outside space.

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.