

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

13/3 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$562,250

Property Type Unit

Suburb Armadale

Period - From 01/01/2025

to 31/03/2025

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	7/14 Westbury St ST KILDA EAST 3183	\$510,000	03/04/2025
2	7/14 Newry St WINDSOR 3181	\$536,000	18/03/2025
3	1/28 Elgin Av ARMADALE 3143	\$557,000	15/03/2025

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:

10/04/2025 09:43



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2025: \$562,250

Comparable Properties



7/14 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$510,000

Method: Private Sale

Date: 03/04/2025

Property Type: Apartment



7/14 Newry St WINDSOR 3181 (REI)

Agent Comments

 2
  1
  1

Price: \$536,000

Method: Sold Before Auction

Date: 18/03/2025

Property Type: Apartment



1/28 Elgin Av ARMADALE 3143 (REI)

Agent Comments

 2
  1
  -

Price: \$557,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525