

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$730,000

&

\$795,000

### 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	705/8e Evergreen Mews ARMADALE 3143	\$770,000	11/07/2025
2	219/14 Elizabeth St MALVERN 3144	\$747,000	27/06/2025
3	24/8 Sydney St PRAHRAN 3181	\$750,000	20/06/2025

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:

16/07/2025 10:17

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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$795,000  
**Median Unit Price**  
June quarter 2025: \$690,000

## Comparable Properties



**705/8e Evergreen Mews ARMADALE 3143 (REI)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** Apartment



**219/14 Elizabeth St MALVERN 3144 (REI)**

**Agent Comments**



**Price:** \$747,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** Apartment



**24/8 Sydney St PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 20/06/2025  
**Property Type:** Apartment

**Account - Whitefox Real Estate | P: 96459699**



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