

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

5/511 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2024

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	1/371 Dandenong Rd ARMADALE 3143	\$1,202,500	17/05/2025
2			
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:

18/06/2025 15:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending March 2025: \$655,000

Comparable Properties



1/371 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,202,500
Method: Auction Sale
Date: 17/05/2025
Property Type: Apartment
Land Size: 148 sqm approx

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.