

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

704/8c Evergreen Mews, Armadale VIC 3143

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$662,500

Property Type

Unit

Suburb

Armadale

Period - From

14/01/2025

to

13/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
102/3 Evergreen Mews Armadale VIC 3143	\$940,000	17/05/2025
4/1 Norfolk Place Malvern VIC 3144	\$915,000	07/05/2025
203/1188 Malvern Road Malvern VIC 3144	\$845,000	30/03/2025

This Statement of Information was prepared on:

14/07/2025