

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

2/527 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,495,000

&

\$1,585,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Armadale

Period - From 01/07/2024

to

30/06/2025

Source

Property Data

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	5/527 Orrong Rd ARMADALE 3143	\$1,535,000	26/02/2025
2	105/1A Sebastopol St CAULFIELD NORTH 3161	\$1,495,000	11/02/2025
3	6/777 Malvern Rd TOORAK 3142	\$1,520,000	11/01/2025

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:

01/07/2025 09:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,495,000 - \$1,585,000
Median Unit Price
01/07/2024 - 30/06/2025: \$675,000

Comparable Properties



5/527 Orrong Rd ARMADALE 3143 (VG) Agent Comments
1 - -

Price: \$1,535,000
Method: Sale
Date: 26/02/2025
Property Type: Strata Unit/Flat



105/1A Sebastopol St CAULFIELD NORTH 3161 (RE/VG) Agent Comments
2 2 2

Price: \$1,495,000
Method: Private Sale
Date: 11/02/2025
Property Type: Unit



6/777 Malvern Rd TOORAK 3142 (RE/VG) Agent Comments
3 2 2

Price: \$1,520,000
Method: Private Sale
Date: 11/01/2025
Property Type: Apartment