#### 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	2/527 Orrong Road, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,495,000	&	\$1,585,000
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#### Median sale price

Median price \$675,000	Pro	operty Type Ur	nit	Suburb	Armadale
Period - From 01/07/2024	to	30/06/2025	Sourc	eProperty	/ 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 Maivern 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)

1



- 6E

Price: \$1,535,000 Method: Sale Date: 26/02/2025

Property Type: Strata Unit/Flat

Agent Comments



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

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



6/777 Malvern Rd TOORAK 3142 (REI/VG)

2

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2

Agent Comments

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

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000





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