

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

104/7 EVERGREEN MEWS ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Armadale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

504/8E EVERGREEN MEWS ARMADALE VIC 3143	\$950,000	03-Jul-25
102/3 EVERGREEN MEWS ARMADALE VIC 3143	\$940,000	17-May-25
802/7 EVERGREEN MEWS ARMADALE VIC 3143	\$885,000	13-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2025



504/8E EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price

^{RS}

\$950,000

Sold Date

03-Jul-25

Distance

0km



102/3 EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price

\$940,000

Sold Date

17-May-25

Distance

0km



802/7 EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price

\$885,000

Sold Date

13-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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