

## 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

11/23 NORTHCOTE ROAD ARMADALE VIC 3143

### Indicative selling price

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

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

4/1 CLENDON ROAD ARMADALE VIC 3143	\$400,000	23-Apr-25
8/26 WYNNSTAY ROAD PRAHRAN VIC 3181	\$395,000	02-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: 23 June 2025



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**4/1 CLENDON ROAD ARMADALE  
VIC 3143**

Sold Price

**\$400,000**

Sold Date

**23-Apr-25**

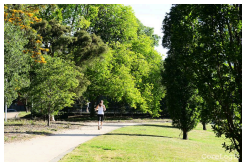
1

1

1

Distance

**0.47km**



**8/26 WYNNSTAY ROAD PRAHRAN  
VIC 3181**

Sold Price

**\$395,000**

Sold Date

**02-Feb-25**

1

1

1

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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