### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

8/49A Denbigh Road, Armadale Vic 3143
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#### Indicative selling price

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

#### Median sale price

Median price	\$675,000	Property Type Unit			Suburb	Armadale	
Period - From	08/07/2024	to	07/07/2025		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

Add	dress of comparable property	Price	Date of sale
1	10/49a Denbigh Rd ARMADALE 3143	\$440,500	12/06/2025
2	9/49a Denbigh Rd ARMADALE 3143	\$475,000	28/05/2025
3	2/49a Denbigh Rd ARMADALE 3143	\$497,000	22/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 14:37









**Property Type:** Agent Comments

**Indicative Selling Price** \$350,000 - \$385,000 **Median Unit Price** 08/07/2024 - 07/07/2025: \$675,000

# Comparable Properties



10/49a Denbigh Rd ARMADALE 3143 (REI)

Price: \$440,500 Method: Private Sale Date: 12/06/2025

Property Type: Apartment

**Agent Comments** 



9/49a Denbigh Rd ARMADALE 3143 (REI/VG)



**Agent Comments** 

**Agent Comments** 

Price: \$475,000 Method: Private Sale Date: 28/05/2025

Property Type: Apartment

2/49a Denbigh Rd ARMADALE 3143 (REI/VG)

Price: \$497,000 Method: Auction Sale Date: 22/03/2025 Property Type: Unit Land Size: 847 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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