

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

58 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$8,595,000

Median sale price

Median price

\$2,837,500

Property Type

House

Suburb

Armadale

Period - From

05/08/2024

to

04/08/2025

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	11 Montalto Av TOORAK 3142	\$9,100,000	14/06/2025
2	2 Hamilton Rd MALVERN 3144	\$8,350,000	15/03/2025
3			

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:

05/08/2025 14:50



6 4 2

Property Type: House
Land Size: 1,140 sqm approx
Agent Comments

Indicative Selling Price
\$8,595,000
Median House Price
05/08/2024 - 04/08/2025: \$2,837,500

Comparable Properties



11 Montalto Av TOORAK 3142 (REI)

Agent Comments

4 3 4

Price: \$9,100,000
Method: Private Sale
Date: 14/06/2025
Property Type: House



2 Hamilton Rd MALVERN 3144 (REI/VG)

Agent Comments

4 2 4

Price: \$8,350,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 1000 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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