

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

1/523 DANDENONG ROAD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Armadale

Period-from

01 Aug 2024

to

31 Jul 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

101/563 DANDENONG ROAD ARMADALE VIC 3143	\$690,000	16-Apr-25
101/8D EVERGREEN MEWS ARMADALE VIC 3143	\$695,000	08-Aug-25
3/37 PARK STREET ELSTERNWICK VIC 3185	\$712,500	07-Aug-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 August 2025

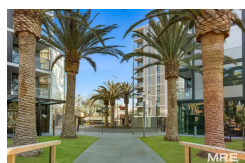


**101/563 DANDENONG ROAD
ARMADALE VIC 3143**

 2  2  1

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **16-Apr-25**

Distance **0.28km**



**101/8D EVERGREEN MEWS
ARMADALE VIC 3143**

 2  2  1

Sold Price ^{RS} **\$695,000** Sold Date **08-Aug-25**

Distance **1.37km**



**3/37 PARK STREET ELSTERNWICK
VIC 3185**

 2  2  1

Sold Price ^{RS} **\$712,500** Sold Date **07-Aug-25**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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