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	208/835 High Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $2,325,500 Property Type House Suburb Armadale

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	1/589 Toorak Rd TOORAK 3142	$2,000,000	10/02/2025
2	3/693 Orrong Rd TOORAK 3142	$1,850,000	29/10/2024
3	3/525 High St PRAHRAN 3181	$1,770,000	21/10/2024

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: 28/04/2025 10:30

208/835 High Street, Armadale Vic 3143



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
March quarter 2025: $2,325,500

Comparable Properties



1/589 Toorak Rd TOORAK 3142 (REI/VG)

3 2 2

Price: $2,000,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment

Agent Comments

3/693 Orrong Rd TOORAK 3142 (VG)

2 - -

Price: $1,850,000
Method: Sale
Date: 29/10/2024
Property Type: Strata Unit/Flat

Agent Comments



3/525 High St PRAHRAN 3181 (REI/VG)

3 2 2

Price: $1,770,000
Method: Private Sale
Date: 21/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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