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	204/56 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,700,000 Property Type Townhouse Suburb Armadale

Period - From 11/05/2024 to 10/05/2025 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	34 Packington Pl PRAHRAN 3181	$1,490,000	14/04/2025
2	1460 High St GLEN IRIS 3146	$1,421,000	01/04/2025
3	16 Mt Pleasant Gr ARMADALE 3143	$1,425,000	19/03/2025

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: 11/05/2025 20:45

204/56 Wattletree Road, Armadale Vic 3143



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
11/05/2024 - 10/05/2025: $1,700,000

Comparable Properties



34 Packington Pl PRAHRAN 3181 (REI)

2 1 1

Price: $1,490,000
Method: Private Sale
Date: 14/04/2025
Property Type: House

Agent Comments



1460 High St GLEN IRIS 3146 (REI)

3 1 1

Price: $1,421,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments



16 Mt Pleasant Gr ARMADALE 3143 (REI)

3 1 -

Price: $1,425,000
Method: Private Sale
Date: 19/03/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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