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: 12/22 Derby Street, Armadale Vic 3143

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $562,250 Property Type Unit 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	10/49a Denbigh Rd ARMADALE 3143	$440,500	12/06/2025
2	10/11-13 Llaneast St ARMADALE 3143	$465,248	10/06/2025
3	3/55 Northcote Rd ARMADALE 3143	$418,000	22/05/2025

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: 26/06/2025 16:59

12/22 Derby Street, Armadale Vic 3143



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
March quarter 2025: $562,250

Comparable Properties



10/49a Denbigh Rd ARMADALE 3143 (REI)

1 1 1

Price: $440,500
Method: Private Sale
Date: 12/06/2025
Property Type: Apartment

Agent Comments



10/11-13 Llaneast St ARMADALE 3143 (REI)

1 1 1

Price: $465,248
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment

Agent Comments



3/55 Northcote Rd ARMADALE 3143 (REI)

1 1 -

Price: $418,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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