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	16/61 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between $490,000 & $525,000

Median sale price

Median price $643,000 Property Type Unit Suburb Armadale

Period - From 01/10/2025 to 31/12/2025 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	18/789 Malvern Rd TOORAK 3142	$506,000	30/10/2025
2	6/25 Gladstone Av ARMADALE 3143	$522,500	04/10/2025
3	14/23 Kooyong Rd ARMADALE 3143	$535,000	26/08/2025

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: 05/02/2026 16:05

16/61 Kooyong Road, Armadale Vic 3143

HODGES



2 1 0

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $525,000
Median Unit Price
December quarter 2025: $643,000

Comparable Properties



18/789 Malvern Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $506,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments



6/25 Gladstone Av ARMADALE 3143 (REI/VG)

2 1 1

Price: $522,500
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit

Agent Comments



14/23 Kooyong Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $535,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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