Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	10/40 WATTLETREE ROAD, ARMADALE, VIC 3143

Indicative selling price

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

Price Range:	$580,000 to $635,000

Median sale price

Median price	$625,500	Property type	Unit	Suburb	ARMADALE
Period	01 July 2025 to 30 September 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22/200 WATTLETREE RD, MALVERN, VIC 3144	$600,000	26/08/2025
18/41 KOOYONG RD, ARMADALE, VIC 3143	$610,000	04/10/2025
1/184 WATTLETREE RD, MALVERN, VIC 3144	$622,000	13/09/2025

This Statement of Information was prepared on: 12/11/2025