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<br>Including suburb and postcode | 10/501 Orrong Road, Armadale Vic 3143 |

## Indicative selling price

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

Range between $790,000 & $860,000

## Median sale price

Median price $720,000 Property Type Unit Suburb Armadale

Period - From 01/07/2025 to 30/09/2025 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 | 16/618 Inkerman Rd CAULFIELD NORTH 3161 | $785,000 | 18/09/2025 |
| 2 | 9/114 Kooyong Rd ARMADALE 3143 | $865,000 | 23/10/2025 |
| 3 | 7/501 Orrong Rd ARMADALE 3143 | $870,000 | 05/11/2025 |

**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: 05/01/2026 22:34

# 10/501 Orrong Road, Armadale Vic 3143

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 2 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$790,000 - $860,000
**Median Unit Price**
September quarter 2025: $720,000

## Comparable Properties



**16/618 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)**

3 1 1

Agent Comments

**Price:** $785,000
**Method:** Sold Before Auction
**Date:** 18/09/2025
**Property Type:** Apartment



**9/114 Kooyong Rd ARMADALE 3143 (REI/VG)**

3 1 1

Agent Comments

**Price:** $865,000
**Method:** Private Sale
**Date:** 23/10/2025
**Property Type:** Apartment




**7/501 Orrong Rd ARMADALE 3143 (REI)**

3 2 2

Agent Comments

**Price:** $870,000
**Method:** Private Sale
**Date:** 05/11/2025
**Property Type:** Apartment



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