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	G07/527 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $730,000 Property Type Unit Suburb Armadale

Period - From 01/01/2026 to 31/03/2026 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	402/446 Malvern Rd PRAHRAN 3181	$1,241,000	21/05/2026
2	4/560 Toorak Rd TOORAK 3142	$1,190,000	16/05/2026
3	4/769 High St ARMADALE 3143	$1,280,000	09/05/2026

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: 10/06/2026 10:37

G07/527 Orrong Road, Armadale Vic 3143

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2 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
March quarter 2026: $730,000

Comparable Properties



402/446 Malvern Rd PRAHRAN 3181 (REI)

2 2 2

Price: $1,241,000
Method: Sold Before Auction
Date: 21/05/2026
Property Type: Apartment

Agent Comments



4/560 Toorak Rd TOORAK 3142 (REI)

2 1 2

Price: $1,190,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)

Agent Comments



4/769 High St ARMADALE 3143 (REI)

3 2 2

Price: $1,280,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)

Agent Comments

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