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	137 KOOYONG ROAD, ARMADALE, VIC 3143

Indicative selling price

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

Price Range:	$2,750,000 to $2,850,000

Median sale price

Median price	$2,180,000	Property type	House	Suburb	ARMADALE
Period	01 January 2026 to 31 March 2026	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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
69 FAIRBAIRN RD, TOORAK, VIC 3142	$2,770,000	12/03/2026
24 ST GEORGES RD, ARMADALE, VIC 3143	$2,825,000	28/01/2026
16 ALICE ST, MALVERN, VIC 3144	$2,765,500	28/02/2026

This Statement of Information was prepared on: 10/04/2026