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	11/569 Orrong Road, Armadale VIC 3143

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $2,340,000 Property Type Other Suburb Armadale

Period - From 20/08/2025 to 19/02/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/37 Hotham Street St Kilda East VIC 3183	$321,750	11/02/2026
17/25 Williams Road Windsor VIC 3181	$320,000	30/10/2025
15/403 Toorak Road South Yarra VIC 3141	$325,000	22/09/2025

This Statement of Information was prepared on: 20/02/2026