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	17/11-13 Llaneast Street, Armadale Vic 3143

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $691,000 Property Type Unit Suburb Armadale

Period - From 10/10/2024 to 09/10/2025 Source Property Data

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	10/11-13 Llaneast St ARMADALE 3143	$465,248	10/06/2025
2	36/62 Wattletree Rd ARMADALE 3143	$472,500	13/05/2025
3	7/3a Hughenden Rd ST KILDA EAST 3183	$500,000	06/09/2025

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: 10/10/2025 13:02

17/11-13 Llaneast Street, Armadale Vic 3143



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
10/10/2024 - 09/10/2025: $691,000

Comparable Properties



10/11-13 Llaneast St ARMADALE 3143 (REI)

1 1 1

Price: $465,248
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment

Agent Comments



36/62 Wattletree Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $472,500
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment

Agent Comments



7/3a Hughenden Rd ST KILDA EAST 3183 (REI)

1 1 1

Price: $500,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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