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	604/6A EVERGREEN MEWS ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$817,000	&	$853,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Armadale
Period-from	01 Aug 2025	to	31 Jul 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 6 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
105/6A EVERGREEN MEWS ARMADALE VIC 3143	$830,000	10-Mar-26
703/8A EVERGREEN MEWS ARMADALE VIC 3143	$776,500	19-Jun-26
803/8A EVERGREEN MEWS ARMADALE VIC 3143	$833,000	17-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 19 August 2026

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105/6A EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **$830,000** Sold Date **10-Mar-26**

Distance **0km**



703/8A EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price RS **$776,500** Sold Date **19-Jun-26**

Distance **0km**

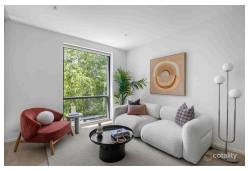


803/8A EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **$833,000** Sold Date **17-Feb-26**

Distance **0km**



104/8C EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **$825,000** Sold Date **23-Jan-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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