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	104/7 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	$820,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,500	Property type	Unit	Suburb	Armadale
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
102/3 EVERGREEN MEWS ARMADALE VIC 3143	$940,000	17-May-25
402/6B EVERGREEN MEWS ARMADALE VIC 3143	$965,000	26-Feb-25
802/7 EVERGREEN MEWS ARMADALE VIC 3143	$885,000	13-Feb-25

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: 21 June 2025

Harcourts
Fiona Zhang
P 0395107877
M +61430598889
E fiona.zhang@harcourts.com.au



102/3 EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **$940,000** Sold Date **17-May-25**

Distance **0km**



402/6B EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **$965,000** Sold Date **26-Feb-25**

Distance **0km**



802/7 EVERGREEN MEWS ARMADALE VIC 3143

2 2 -

Sold Price **$885,000** Sold Date **13-Feb-25**

Distance **0km**

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

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