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	19/71 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $720,000 Property Type Unit Suburb Armadale

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	1/614 Inkerman Rd CAULFIELD NORTH 3161	$635,000	03/09/2025
2	1003/8c Evergreen Mews ARMADALE 3143	$600,000	13/06/2025
3	5/72 Canterbury Rd TOORAK 3142	$600,000	19/05/2025

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: 16/10/2025 11:03

Thomson:



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Property Type: Apartment (Strata)

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2025: $720,000

Comparable Properties

1/614 Inkerman Rd CAULFIELD NORTH 3161 (VG)

1 - -

Agent Comments

Price: $635,000
Method: Sale
Date: 03/09/2025
Property Type: Strata Unit/Flat

1003/8c Evergreen Mews ARMADALE 3143 (VG)

1 - -

Agent Comments

Price: $600,000
Method: Sale
Date: 13/06/2025
Property Type: Strata Unit/Flat



5/72 Canterbury Rd TOORAK 3142 (REI/VG)

1 1 -

Agent Comments

Price: $600,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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