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	10/7 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between $515,000 & $525,000

Median sale price

Median price $698,500 Property Type Unit Suburb Armadale

Period - From 01/01/2024 to 31/12/2024 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	2/124 Alexandra St ST KILDA EAST 3183	$525,000	05/03/2025
2	9/21 Irving Av PRAHRAN 3181	$525,000	22/02/2025
3	4/7 Wattletree Rd ARMADALE 3143	$535,000	07/02/2025

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: 20/03/2025 09:56

10/7 Wattletree Road, Armadale Vic 3143

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$515,000 - $525,000
Median Unit Price
Year ending December 2024: $698,500

Comparable Properties



2/124 Alexandra St ST KILDA EAST 3183 (REI)

2 1 1

Price: $525,000
Method: Sold Before Auction
Date: 05/03/2025
Property Type: Apartment

Agent Comments



9/21 Irving Av PRAHRAN 3181 (REI)

2 1 1

Price: $525,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments



4/7 Wattletree Rd ARMADALE 3143 (VG)

2 - -

Price: $535,000
Method: Sale
Date: 07/02/2025
Property Type: Strata Unit/Flat

Agent Comments

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