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	4/31 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $655,000 Property Type Unit Suburb Armadale

Period - From 01/04/2024 to 31/03/2025 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	5/5 Selwyn Ct TOORAK 3142	$770,000	15/03/2025
2	13/26 Armadale St ARMADALE 3143	$781,000	01/03/2025
3	6/48 New St ARMADALE 3143	$800,000	04/12/2024

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: 15/04/2025 13:51

4/31 Mercer Road, Armadale Vic 3143

Liam Burke
03 9818 1888
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending March 2025: $655,000

Comparable Properties



5/5 Selwyn Ct TOORAK 3142 (REI)

2 1 2

Price: $770,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments



13/26 Armadale St ARMADALE 3143 (REI)

2 1 1

Price: $781,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments



6/48 New St ARMADALE 3143 (VG)

2 - -

Price: $800,000
Method: Sale
Date: 04/12/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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