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	2/23-25 Ashleigh Road, Armadale Vic 3143

Indicative selling price

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

Single price $795,000

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	1/115a Williams Rd PRAHRAN 3181	$807,000	01/03/2025
2	13/26 Armadale St ARMADALE 3143	$781,000	01/03/2025
3	1/18 Grandview Gr PRAHRAN 3181	$755,000	19/10/2024

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: 07/04/2025 12:47

2/23-25 Ashleigh Road, Armadale Vic 3143



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
Year ending March 2025: $655,000

Comparable Properties



1/115a Williams Rd PRAHRAN 3181 (REI)

2 1 1

Price: $807,000
Method: Auction Sale
Date: 01/03/2025
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



1/18 Grandview Gr PRAHRAN 3181 (REI/VG)

2 1 1

Price: $755,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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