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	7/8 St James Road, Armadale Vic 3143

Indicative selling price

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

Range between $330,000 & $360,000

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	6/52 Sutherland Rd ARMADALE 3143	$360,000	11/04/2025
2	3/61 Kooyong Rd ARMADALE 3143	$350,000	14/02/2025
3	12/23 Kooyong Rd ARMADALE 3143	$370,000	16/01/2025

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: 23/04/2025 15:30

7/8 St James Road, Armadale Vic 3143

Kon Galitos
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0414 902 680
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1 1

Property Type: Apartment

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
Year ending March 2025: $655,000

Comparable Properties



6/52 Sutherland Rd ARMADALE 3143 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment

Agent Comments



3/61 Kooyong Rd ARMADALE 3143 (REI)

1 1 -

Price: $350,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment

Agent Comments



12/23 Kooyong Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment

Agent Comments

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