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	2/521 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Single price $685,000

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	6/22 Denbigh Rd ARMADALE 3143	$691,000	27/03/2025
2	6/35 Kooyong Rd CAULFIELD NORTH 3161	$671,500	28/02/2025
3	2/81 Hotham St BALACLAVA 3183	$650,000	24/12/2024

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: 24/05/2025 10:38

2/521 Orrong Road, Armadale Vic 3143

Andrew James
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$685,000
Median Unit Price
Year ending March 2025: $655,000

Comparable Properties



6/22 Denbigh Rd ARMADALE 3143 (REI)

2 1 1

Price: $691,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: Apartment

Agent Comments



6/35 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $671,500
Method: Sold Before Auction
Date: 28/02/2025
Property Type: Apartment
Land Size: 907 sqm approx

Agent Comments



2/81 Hotham St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment

Agent Comments

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