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	5/403 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between $495,000 & $544,500

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	25/6-8 Avondale Rd ARMADALE 3143	$545,000	09/05/2025
2	5/579 Dandenong Rd ARMADALE 3143	$530,000	07/05/2025
3	10/7 Wattletree Rd ARMADALE 3143	$515,000	24/04/2025

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: 10/06/2025 08:48

5/403 Dandenong Road, Armadale Vic 3143

Adam Cusinato
03 9810 5023
0467 029 069
AdamCusinato@jelliscraig.com.au



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $544,500
Median Unit Price
Year ending March 2025: $655,000

Comparable Properties



25/6-8 Avondale Rd ARMADALE 3143 (REI)

2 1 1

Price: $545,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Apartment

Agent Comments



5/579 Dandenong Rd ARMADALE 3143 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



10/7 Wattletree Rd ARMADALE 3143 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment
Land Size: 78 sqm approx

Agent Comments

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