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	5/603 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $690,000 Property Type Unit Suburb Armadale

Period - From 01/04/2025 to 30/06/2025 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	11/30 Denbigh Rd ARMADALE 3143	$697,000	14/06/2025
2	102/1314 Malvern Rd MALVERN 3144	$681,000	22/04/2025
3	9/7 Warner St MALVERN 3144	$710,000	01/03/2025

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: 25/08/2025 11:23

Thomson:



2 1 1

Property Type: Apartment
Land Size: 76 sqm approx

Indicative Selling Price
$650,000 - $715,000
Median Unit Price
June quarter 2025: $690,000

Agent Comments

Accessed via Railway Avenue, this spacious 2-bedroom apartment combines light-filled living with two alfresco zones, A generous kitchen, European laundry, main bedroom with walk-in robe, secure basement parking (no stacker), and storage cage.

Comparable Properties



11/30 Denbigh Rd ARMADALE 3143 (REI)

2 1 1

Price: $697,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Agent Comments

Second floor apartment with inferior outdoor entertaining spaces, larger floor plan, smaller balcony



102/1314 Malvern Rd MALVERN 3144 (REI/VG)

2 1 1

Price: $681,000
Method: Private Sale
Date: 22/04/2025
Property Type: Apartment

Agent Comments

Smaller kitchen and bedroom size, less outdoor area, further from train station



9/7 Warner St MALVERN 3144 (REI/VG)

2 1 1

Price: $710,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments

Similar era construction with two outdoor zones and northern aspect

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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