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	1/7-11 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,737,500 Property Type House Suburb Armadale

Period - From 03/09/2024 to 02/09/2025 Source Property Data

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	2 Huntingtower Rd ARMADALE 3143	$3,300,000	17/06/2025
2	14 Tower Ct ARMADALE 3143	$3,160,000	25/05/2025
3	42 Mercer Rd ARMADALE 3143	$3,200,000	29/03/2025

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: 03/09/2025 14:01

1/7-11 Mercer Road, Armadale Vic 3143



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
03/09/2024 - 02/09/2025: $2,737,500

Comparable Properties



2 Huntingtower Rd ARMADALE 3143 (REI)

3 2 2

Price: $3,300,000
Method: Private Sale
Date: 17/06/2025
Property Type: House

Agent Comments



14 Tower Ct ARMADALE 3143 (REI/VG)

3 3 2

Price: $3,160,000
Method: Private Sale
Date: 25/05/2025
Property Type: House
Land Size: 279 sqm approx

Agent Comments



42 Mercer Rd ARMADALE 3143 (REI/VG)

3 2 2

Price: $3,200,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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