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	6/114 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between $910,000 & $1,000,000

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	3/85 Grange Rd TOORAK 3142	$924,000	15/07/2025
2	55/46 Lansell Rd TOORAK 3142	$950,980	28/07/2025
3	5/511 Dandenong Rd ARMADALE 3143	$970,000	14/08/2025

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: 17/09/2025 10:45

6/114 Kooyong Road, Armadale Vic 3143

Andrew James
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3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$910,000 - $1,000,000
Median Unit Price
June quarter 2025: $690,000

Comparable Properties

3/85 Grange Rd TOORAK 3142 (REI)

3 1 1

Price: $924,000
Method:
Date: 15/07/2025
Property Type: Apartment

Agent Comments

55/46 Lansell Rd TOORAK 3142 (REI)

2 1 1

Price: $950,980
Method:
Date: 28/07/2025
Property Type: Apartment

Agent Comments



5/511 Dandenong Rd ARMADALE 3143 (REI)

2 2 2

Price: $970,000
Method: Expression of Interest
Date: 14/08/2025
Property Type: Apartment

Agent Comments

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