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	1/20 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $645,000 Property Type Unit Suburb Armadale

Period - From 01/07/2024 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	2/42 Grandview Gr PRAHRAN 3181	$1,530,000	16/08/2025
2	1/245 Kooyong Rd TOORAK 3142	$1,500,000	06/08/2025
3	2/6 Lalbert Cr PRAHRAN 3181	$1,520,000	06/08/2025

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: 01/09/2025 16:02

1/20 Mercer Road, Armadale Vic 3143

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 201.440002441406 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Unit Price
Year ending June 2025: $645,000

Comparable Properties



2/42 Grandview Gr PRAHRAN 3181 (REI)

2 2 1

Price: $1,530,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment

Agent Comments



1/245 Kooyong Rd TOORAK 3142 (REI)

2 2 2

Price: $1,500,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

Agent Comments



2/6 Lalbert Cr PRAHRAN 3181 (REI)

2 1 2

Price: $1,520,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

Agent Comments

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