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	12/844 Malvern Road, Armadale VIC 3143

Indicative selling price

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

Range between $580,000 & $610,000

Median sale price

Median price $650,000 Property Type Unit Suburb Armadale

Period - From 07/04/2025 to 05/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16/844 Malvern Road Armadale VIC 3143	$600,000	29/09/2025
7/28 Elgin Avenue Armadale VIC 3143	$605,000	29/04/2025
14/49 Kooyong Road Armadale VIC 3143	$580,000	22/08/2025

This Statement of Information was prepared on: 07/10/2025