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	3/634 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Single price $1,025,000

Median sale price

Median price $1,181,000 Property Type Townhouse Suburb Armadale

Period - From 17/11/2024 to 16/11/2025 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	5/5 Jessamine Av PRAHRAN 3181	$1,024,000	03/11/2025
2	33/376-380 Toorak Rd SOUTH YARRA 3141	$1,025,000	28/10/2025
3	6/114 Kooyong Rd ARMADALE 3143	$945,000	15/10/2025

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: 17/11/2025 09:19

3/634 Orrong Road, Armadale Vic 3143

James Annett
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2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,025,000
Median Townhouse Price
17/11/2024 - 16/11/2025: $1,181,000

Comparable Properties



5/5 Jessamine Av PRAHRAN 3181 (REI)

3 1 -

Price: $1,024,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment

Agent Comments



33/376-380 Toorak Rd SOUTH YARRA 3141 (REI)

3 2 1

Price: $1,025,000
Method: Private Sale
Date: 28/10/2025
Property Type: Apartment

Agent Comments



6/114 Kooyong Rd ARMADALE 3143 (REI)

3 1 1

Price: $945,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Apartment

Agent Comments

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