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	6/603 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between $570,000 & $600,000

Median sale price

Median price $720,000 Property Type Unit Suburb Armadale

Period - From 01/07/2025 to 30/09/2025 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	6/16 Fulton St ARMADALE 3143	$575,000	12/07/2025
2	14/49 Kooyong Rd ARMADALE 3143	$580,000	21/08/2025
3	16/844 Malvern Rd ARMADALE 3143	$600,000	22/09/2025

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: 23/10/2025 12:32

6/603 Dandenong Road, Armadale Vic 3143

James Annett
03 9509 0411
0422 930 845
james.annett@belleproperty.com



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $600,000
Median Unit Price
September quarter 2025: $720,000

Comparable Properties



6/16 Fulton St ARMADALE 3143 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 12/07/2025
Property Type: Unit

Agent Comments



14/49 Kooyong Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $580,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: Apartment

Agent Comments



16/844 Malvern Rd ARMADALE 3143 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Agent Comments

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