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	3/537 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Single price $780,000

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	1/141 Alma Rd ST KILDA EAST 3183	$770,000	08/11/2025
2	5/8 Sutherland Rd ARMADALE 3143	$780,000	25/10/2025
3			

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: 16/12/2025 17:27

3/537 Orrong Road, Armadale Vic 3143

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



2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$780,000
Median Unit Price
September quarter 2025: $720,000

Comparable Properties



1/141 Alma Rd ST KILDA EAST 3183 (REI)

2 1 -

Price: $770,000
Method: Private Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments



5/8 Sutherland Rd ARMADALE 3143 (VG)

2 - -

Price: $780,000
Method: Sale
Date: 25/10/2025
Property Type: Strata Unit/Flat

Agent Comments

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.

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