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	12/58 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $2,267,500 Property Type House Suburb Armadale

Period - From 01/10/2025 to 31/12/2025 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	1b Crimea St CAULFIELD NORTH 3161	$1,378,000	30/11/2025
2	2/4a Normanby Av CAULFIELD NORTH 3161	$1,235,000	07/11/2025
3	1/5 Meadow St ST KILDA EAST 3183	$1,233,500	17/07/2025

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: 14/01/2026 10:22

12/58 Wattletree Road, Armadale Vic 3143



3 1.5 1

Property Type: Townhouse (Res)
Land Size: 1185 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2025: $2,267,500

Comparable Properties



1b Crimea St CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,378,000
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)

Agent Comments



2/4a Normanby Av CAULFIELD NORTH 3161 (REI)

3 2 1

Price: $1,235,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Townhouse (Res)

Agent Comments



1/5 Meadow St ST KILDA EAST 3183 (REI/VG)

3 2 1

Price: $1,233,500
Method: Sold Before Auction
Date: 17/07/2025
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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